

LEGAL DESCRIPTION

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.

PROPOSED WAIVERS

WAIVER 1: EAST 30TH AVENUE SIDE OF THIS DEVELOPMENT. THE FOLLOWING IS THE BASIS FOR OUR REQUEST. FIRST, NO WORK IS CURRENTLY PLANNED TO THE EXISTING FACILITY FRONTING ALONG EAST 30TH AVENUE. THE PROJECT UNDER REVIEW IS NEW CONSTRUCTION ON LOTS 5 AND 6 WHICH FRONT ON OAKLAND STREET. SECOND, THE RELOCATION OF THE EXISTING SIDEWALK ON EAST 30TH STREET WOULD REQUIRE THE DEMOLITION OF OVER 40 EXISTING MATURE TREES ALONG EAST 30TH STREET. THIRD, IF THE SIDEWALK WAS TO BE RELOCATED, THE RESULTANT CONDITION WOULD NOT PROVIDE SUFFICIENT SPACE BETWEEN THE EXISTING AVENUE CURB AND/OR THE FACE OF THE EXISTING BUILDING TO REPLACE THE LOST TREES WITH PLANTING OF ANY MEANINGFUL SCALE.

WAIVER 2: THIS WAIVER REGARDING THE REQUIREMENTS FOR STANDARD STREET CROSS SECTION IN ORDER TO COMPLY WITH MAINTENANCE ACCESS REQUIREMENTS FOR THE RELOCATED AND EXPANDED BARANMOR DITCH. WE HAVE PROPOSED WHERE SPATIAL CONSTRAINTS REQUIRE, A DETACHED 8'-0" WIDE ACCESS PATH AND A 5'-0" TREE LAWN AREA PLANTED WITH REQUIRED TREES AND LOW GROWING UNDER-STORY SHRUBS AND TO MINIMIZE IRRIGATION INEFFICIENCIES AND OVER-SPRAY THAT WOULD OCCUR WITH SOD. WHERE SPACE ALLOWS WE WILL COMPLY WITH THE TYPICAL 8'-0" TREE LAWN/SOD PLUS THE REQUIRED TREES PER 40'-0" AND THE 5'-0" DETACHED SIDEWALK.

AGREEMENTS

- GEO AGREES THAT THE NEW BUILDING SHOWN ON THE SITE PLAN APPLICATION WILL BE USED SOLELY FOR FEDERAL CLIENTS UNLESS GEO DESIRES TO CHANGE SUCH USE, WHEREUPON, GEO WILL BE REQUIRED TO RETURN TO THE CITY PLANNING COMMISSION FOR REVISED SITE PLAN APPROVAL REGARDING SUCH CHANGED USE.
- GEO AGREES THAT, IN ADDITION TO OTHER UTILITY SOURCES, GEO WILL INCLUDE THE USE OF SOME FORM OF SOLAR ENERGY IN CONNECTION WITH THE DEVELOPMENT OF THE NEW IMPROVEMENTS.

NOTES:

PER CITY CODE, SEC. 22-140 - PUBLIC SAFETY IN-BUILDING RADIO COVERAGE, THE 2006 INTERNATIONAL BUILDING CODE, SECTION 403.7 IS HEREBY AMENDED TO REQUIRE NEW BUILDINGS AND STRUCTURES GREATER THAN 50,000 SQUARE FEET OR ADDITIONS TO AN EXISTING STRUCTURE WHICH CAUSE THE BUILDING TO BE GREATER THAN 50,000 SQUARE FEET. (FOR PURPOSES OF THIS SECTION, AREA SEPARATION WALLS CANNOT BE USED TO DEFINE SEPARATE BUILDINGS). ALL BASEMENTS OVER 10,000 SQUARE FEET WHERE THE DESIGN OCCUPANT LOAD IS GREATER THAN 50, REGARDLESS OF THE OCCUPANCY. ANY BUILDING THAT CREATES A "SPECIAL HAZARD" FOR EMERGENCY SERVICES IN-BUILDING RADIO COMMUNICATIONS DUE TO DESIGN CHARACTERISTICS OR MATERIALS. THE FIRE CHIEF OR HIS/HER DESIGNEE WILL DETERMINE WHETHER OR NOT A "SPECIAL HAZARD" EXISTS. GENERAL. NO PERSON SHALL ERECT, CONSTRUCT, CHANGE THE USE OF, REMODEL, OR PROVIDE ADDITIONS TO ANY BUILDING OR STRUCTURE OR ANY PART THEREOF, OR CAUSE THE SAME TO BE DONE WHICH FAILS TO SUPPORT ADEQUATE IN-BUILDING RADIO COVERAGE FOR THE CITY OF AURORA PUBLIC SAFETY COMMUNICATIONS SYSTEM. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, A FINAL ACCEPTANCE TEST MUST BE COMPLETED TO ENSURE ADEQUATE IN-BUILDING RADIO COVERAGE. THIS AMENDMENT DOES NOT APPLY TO ONE AND TWO-FAMILY RESIDENTIAL STRUCTURES. THE LEGAL OCCUPANCY OF ANY STRUCTURE EXISTING ON THE DATE OF ADOPTION OF THIS AMENDMENT SHALL BE PERMITTED TO CONTINUE WITHOUT CHANGE.

- PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE. TREE PROTECTION ZONE IS ONE FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER.
- ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
- IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE.
- LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
- DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.
- NO STOCK PILES OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO VEHICLE PARKING IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
- EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS WITHIN THE TREE PRESERVATION POLICY OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

REQUIREMENTS BASED ON THE 2006 INTERNATIONAL BUILDING CODE. THE ENTIRE BUILDING WILL BE CONSTRUCTED WITH A FULLY AUTOMATED SPRINKLER SYSTEM.

PLUMBING TABLE

TOILETS	535
SHOWERS	105
SINKS	555
HOSE BIBS	5

+/-140,000 GALLONS OF WATER TO BE USED PER DAY.
+/-120,000 GALLONS OF WASTE WATER TO BE PRODUCED PER DAY.

BED COUNTS

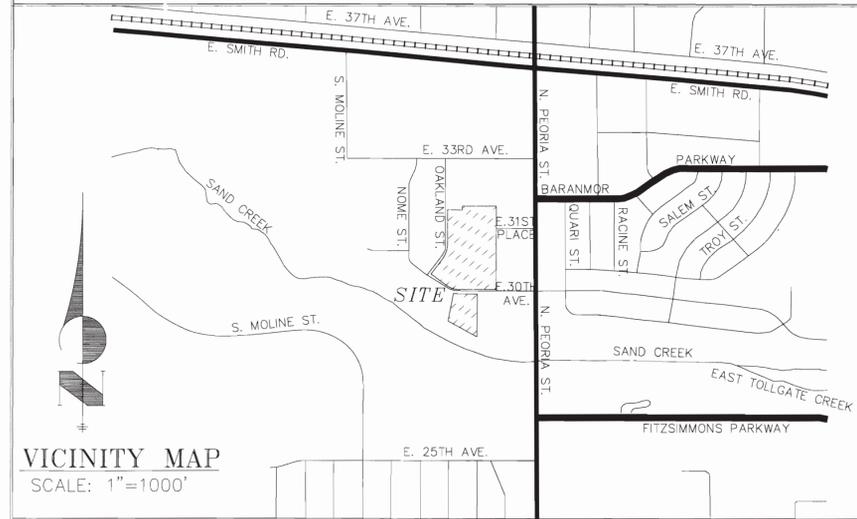
EXISTING GENERAL HOUSING BEDS	400 BEDS
EXISTING SEGREGATION BEDS	40 BEDS
NEW GENERAL HOUSING BEDS	1008 BEDS
NEW SHU HOUSING BEDS	96 BEDS
TOTAL GENERAL HOUSING BEDS	1408 BEDS

MA-5-21-09 MA-2-22-10 MC-7-2-10 MA-8-31-10 MA-4-15-11

GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1. CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

VICINITY MAP



VICINITY MAP
SCALE: 1"=1000'

SITE PLAN NOTES

- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, INCLUDING THE HOMEOWNERS OR MERCHANTS ASSOCIATION, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL FIRE LANE SIGNS AS REQUIRED BY THE CITY OF AURORA.
- ALL SIGNS MUST CONFORM TO THE CITY OF AURORA SIGN CODE.
- RIGHT OF WAY FOR INGRESS AND EGRESS FOR SERVICE AND EMERGENCY VEHICLES IS GRANTED OVER, ACROSS, ON AND THROUGH ANY AND ALL PRIVATE ROADS AND WAYS NOW OR HEREAFTER ESTABLISHED ON THE DESCRIBED PROPERTY, AND THE SAME ARE HEREBY DESIGNATED AS "SERVICE/EMERGENCY AND UTILITY EASEMENTS" AND SHALL BE POSTED "NO PARKING - FIRE LANE."
- "ACCESSIBLE EXTERIOR ROUTES" SHALL BE PROVIDED FROM PUBLIC TRANSPORTATION STOPS, ACCESSIBLE PARKING, ACCESSIBLE PASSENGER LOADING ZONES AND PUBLIC SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCE THEY SERVE. AT LEAST 60% OF ALL BUILDING ENTRANCES SHALL BE THE MOST PRACTICAL DIRECT ROUTE. NO SLOPE ALONG THIS ROUTE MAY EXCEED 1:20 WITHOUT PROVIDING A RAMP WITH A MAXIMUM SLOPE OF 1:12 AND HANDRAILS. CROSSWALKS ALONG THIS ROUTE SHALL BE WIDE ENOUGH TO WHOLLY CONTAIN THE CURB RAMP WITH A MINIMUM WIDTH OF 36", AND SHALL BE PAINTED WITH WHITE STRIPES. THE CITY OF AURORA ENFORCES HANDICAPPED ACCESSIBILITY REQUIREMENTS BASED ON THE 2006 INTERNATIONAL BUILDING CODE, CHAPTER 11 AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A117-2003.
- THE APPLICANT HAS THE OBLIGATION TO COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT.
- THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
- All crossings or encroachments into easements and rights-of-way owned by the City of Aurora ("City") identified as being privately-owned and maintained herein are acknowledged by the undersigned as being subject to City's use and occupancy of said easements or rights-of-way. The undersigned, its successors and assigns, further agrees to remove, repair, relocate, modify, or otherwise adjust said crossings or encroachments upon request from the City and at no expense to the City. The City reserves the right to make full use of the easements and rights-of-way as may be necessary or convenient and the City retains all rights to operate, maintain, install, repair, remove or relocate any City facilities located within said easements and rights-of-way at any time and in such a manner as it deems necessary or convenient.
- THE APPROVAL OF THIS DOCUMENT DOES NOT CONSTITUTE FINAL APPROVAL OF GRADING, DRAINAGE, UTILITY, PUBLIC IMPROVEMENTS AND BUILDING PLANS. CONSTRUCTION PLANS MUST BE REVISED AND APPROVED BY THE APPROPRIATE AGENCY PRIOR TO THE ISSUANCE OF BUILDING PERMITS.
- ALL BUILDING ADDRESS NUMBERS SHALL COMPLY WITH SECTIONS 126-271 AND 126-278 OF THE AURORA CITY CODE.
- ALL ROOFTOP MECHANICAL EQUIPMENT AND VENTS GREATER THAN EIGHT (8) INCHES IN DIAMETER MUST BE SCREENED. SCREENING MAY BE DONE EITHER WITH AN EXTENDED PARAPET WALL OR A FREESTANDING SCREEN WALL. SCREENS SHALL BE AT LEAST AS HIGH AS THE EQUIPMENT THEY HIDE. IF EQUIPMENT IS VISIBLE BECAUSE SCREENS DON'T MEET THIS MINIMUM HEIGHT REQUIREMENT, THE DIRECTOR OF PLANNING MAY REQUIRE CONSTRUCTION MODIFICATIONS PRIOR TO THE ISSUANCE OF A PERMANENT CERTIFICATE OF OCCUPANCY.
- NOT WITHSTANDING ANY SURFACE IMPROVEMENTS, LANDSCAPING, PLANTING OR CHANGES SHOWN IN THESE SITE OR CONSTRUCTION PLANS, OR ACTUALLY CONSTRUCTED OR PUT IN PLACE, ALL UTILITY EASEMENTS MUST REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH TO ALLOW FOR ADEQUATE MAINTENANCE EQUIPMENT. ADDITIONALLY, NO INSTALLATION, PLANTING, CHANGE IN THE SURFACE, ETC., SHALL INTERFERE WITH THE OPERATION OF THE UTILITY LINES PLACED WITHIN THE EASEMENT. BY SUBMITTING THESE SITE OR CONSTRUCTION PLANS FOR APPROVAL, THE LANDOWNER RECOGNIZES AND ACCEPTS THE TERMS, CONDITIONS AND REQUIREMENTS OF THIS NOTE.
- FINAL GRADE SHALL BE AT LEAST SIX (6) INCHES BELOW ANY EXTERIOR WOOD SIDING ON THE PREMISES.
- ALL INTERESTED PARTIES ARE HEREBY ALERTED THAT THIS SITE PLAN IS SUBJECT TO ADMINISTRATIVE CLAIMS AND AS SHOWN ON THE ORIGINAL SITE PLAN ON FILE IN THE AURORA CITY PLANNING OFFICE AT THE MUNICIPAL BUILDING. A COPY OF THE OFFICIAL CURRENT PLAN MAY BE PURCHASED THERE. LIKEWISE, SITE PLANS ARE REQUIRED TO AGREE WITH THE APPROVED SUBDIVISION PLAT OF RECORD AT THE TIME OF A BUILDING PERMIT; AND IF NOT, MUST BE AMENDED TO AGREE WITH THE PLAT AS NEEDED, OR VICE VERSA.
- ERRORS IN APPROVED SITE PLANS RESULTING FROM COMPUTATIONS OR INCONSISTENCIES IN THE DRAWINGS MADE BY THE APPLICANT ARE THE RESPONSIBILITY OF THE PROPERTY OWNER OF RECORD. WHERE FOUND, THE CURRENT MINIMUM CODE REQUIREMENTS WILL APPLY AT THE TIME OF BUILDING PERMIT. PLEASE BE SURE THAT ALL PLAN COMPUTATIONS ARE CORRECT.
- ALL REPRESENTATIONS AND COMMITMENTS MADE BY APPLICANTS AND PROPERTY OWNERS AT PUBLIC HEARINGS REGARDING THIS PLAN ARE BINDING UPON THE APPLICANT, PROPERTY OWNER, AND ITS HEIRS, SUCCESSORS, AND ASSIGNS.
- ARCHITECTURAL FEATURES, SUCH AS BAY WINDOWS, FIREPLACES, ROOF OVERHANGS, GUTTERS, EAVES, FOUNDATIONS, FOOTINGS, CANTILEVERED WALLS, ETC. ARE NOT ALLOWED TO ENCRUCH INTO ANY EASEMENT OR FIRE LANE.
- THE DEVELOPER, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS AND ASSIGNS SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF THE VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. ELECTRONIC GATING SYSTEMS SHALL INCLUDE AN EMERGENCY VEHICLE GATE OPENING SYSTEM UTILIZING A REDUNDANCY BACK-UP SYSTEM THAT CONSISTS OF A SIREN OPERATED SYSTEM, AN AUTOMATIC KNOX KEY SWITCH AND A MANUAL OVERRIDE (IN THE EVENT OF SYSTEM FAILURE). GATING SYSTEMS WILL BE INSTALLED IN ACCORDANCE WITH THE GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST. A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DEDICATED FIRE LANE EASEMENT.

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AMENDMENTS

- MA-2007-6063-01 5-21-09
ADD A COVERED WALKWAY BTW. BLDGS.
- MA-2007-6063-03 2-22-10
UPDATE COVERED WALKWAY AND ADD A SCREEN WALL
- MC-7-2-10
Color change to west/front elevation - BLUE
- MA-2007-6063-02 8-31-10
ADD A GROUND SIGN ON OAKLAND AND (3) THREE 40-FOOT FLAG POLES
- 2007-6063-04 4-15-11
2007-6063-04 4-15-11
WALL (12-FOOT) FOR RECREATION USE.
- 2007-6063-05 11/14/19
Red lines of soccer field & fire lanes utility easements
- 2007-6063-06 11/11/2023
Add 12051 E 30th to site plan. Includes new parking and landscape improvements
- 2007-6063-07 8/27/2024
Add Fencing and Gates along 30th. Add gate arm at main entrance

SITE DATA

LAND AREA WITHIN PROPERTY LINES	17.15 ACRES
GROSS FLOOR AREA	213,465 SQ. FT.
NUMBER OF BUILDINGS	1 - EXISTING, 1 - PROPOSED
MAXIMUM HEIGHT OF BUILDINGS	15-27' HT OF BUILDINGS
TOTAL BUILDING COVERAGE	32% AND 241,281 SQ. FT.
HARD SURFACE AREA	31% AND 231,465 SQ. FT.
LANDSCAPE AREA	37% AND 274,284 SQ. FT.
PRESENT ZONING CLASSIFICATION	M1
PERMITTED MAXIMUM SIGN AREA	MEET ARTICLE 16 SIGN CODE
PROPOSED TOTAL SIGN AREA	64 TOTAL SQ. FT.
PROPOSED NUMBER OF SIGNS	MEET ARTICLE 16 SIGN CODE
PARKING SPACES REQUIRED	398 SPACES REQ.
PARKING SPACES PROVIDED	402 SPACES PROVIDED
HANDICAP SPACES REQUIRED	10 SPACES REQ.
HANDICAP SPACES PROVIDED	10 SPACES PROVIDED
VAN LOADING SPACES REQUIRED	4 SPACES REQ.
VAN LOADING SPACES PROVIDED	4 SPACES PROVIDED
BIKE SPACES REQUIRED	13 SPACES REQ.
BIKE SPACES PROVIDED	13 SPACES PROVIDED

PROPOSED FACILITY PARKING CALCULATION BASED ON STAFF & VISITORS

PROPOSED FACILITY STAFF & VISITORS			
	SHIFT 1	SHIFT 2	SHIFT 3
PROPOSED GEO STAFF	170	60	27
PROPOSED ICE STAFF	50	60	0
PROPOSED VISITORS	45	0	0
PROPOSED TOTAL NUMBER OF STAFF & VISITORS	265	120	27

MAX NUMBER OF STAFF & VISITORS AT LARGEST SHIFT = 265
(1.5 SPACES PER 1 EMPLOYEE AND VISITOR OF THE LARGEST SHIFT)
1.5 X 265 = 398 PARKING SPACES REQUIRED
(SHIFT 1 & SHIFT 2)

SIGNATURE BLOCK

GEO PROCESSING CENTER ANNEX SITE PLAN
(OFFICIAL PROJECT NAME)
LEGAL DESCRIPTION: LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
THIS SITE PLAN AND ANY AMENDMENTS HERETO, UPON APPROVAL BY THE CITY OF AURORA AND RECORDING, SHALL BE BINDING UPON THE APPLICANTS THEREFORE, THEIR SUCCESSORS AND ASSIGNS. THIS PLAN SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL BUILDING PERMITS, AND SHALL RESTRICT AND LIMIT THE CONSTRUCTION, LOCATION, USE, OCCUPANCY AND OPERATION OF ALL LAND AND STRUCTURES WITHIN THIS PLAN TO ALL CONDITIONS, REQUIREMENTS, LOCATIONS AND LIMITATIONS SET FORTH HEREIN. ABANDONMENT, WITHDRAWAL OR AMENDMENT OF THIS PLAN MAY BE PERMITTED ONLY UPON APPROVAL OF THE CITY OF AURORA.
IN WITNESS WHEREOF, THE GEO GROUP INC. HAS CAUSED THESE (CORPORATION, COMPANY, OR INDIVIDUAL)
PRESENTS TO BE EXECUTED THIS 9 DAY OF December, 2008
BY: [Signature] CORPORATE SEAL
(PRINCIPALS OR OWNERS)
STATE OF COLORADO (City of Palm Beach)
COUNTY OF Palm Beach
THE FOREGOING INSTRUMENT WAS KNOWN AND ACKNOWLEDGED BEFORE ME THIS 9 DAY OF Dec. 2008
BY: [Signature]
(PRINCIPAL OR OWNERS)
WITNESS MY HAND AND OFFICIAL SEAL
NOTARY PUBLIC
My Commission Expires 8/19/12 NOTARY BUSINESS ADDRESS: [Address]

CITY OF AURORA APPROVALS

City Attorney: [Signature] Date: 12-18-2008
Planning Director: [Signature] Date: 12/15/2008
Planning Commission: [Signature] Date: 4/9/2008
City Council: [Signature] Date: 12/19/08
Mayor: [Signature]
City Clerk: [Signature] Date: 12/23/08
Database Approval Date: 6/2/2008
RECORDER'S CERTIFICATE:
Accepted for filing in the office of the Clerk and Recorder of Colorado at _____ o'clock _____ M. this _____ day of _____ AD, _____
Clerk and Recorder: _____ Deputy

DEVELOPER/OPERATOR:
THE GEO GROUP INC.
Ed Spooner
ONE PARK PLACE SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33457
(561) 999-7375

ARCHITECTS:
ARGENTA
Gary Stone
215 West 7th Street
North Little Rock, Arkansas 72114
(501) 590-4169

CIVIL ENGINEERS
York Engineering Services
Brad E. Eaton, P.E.
7010 Broadway, Suite 430
(303) 455-3467

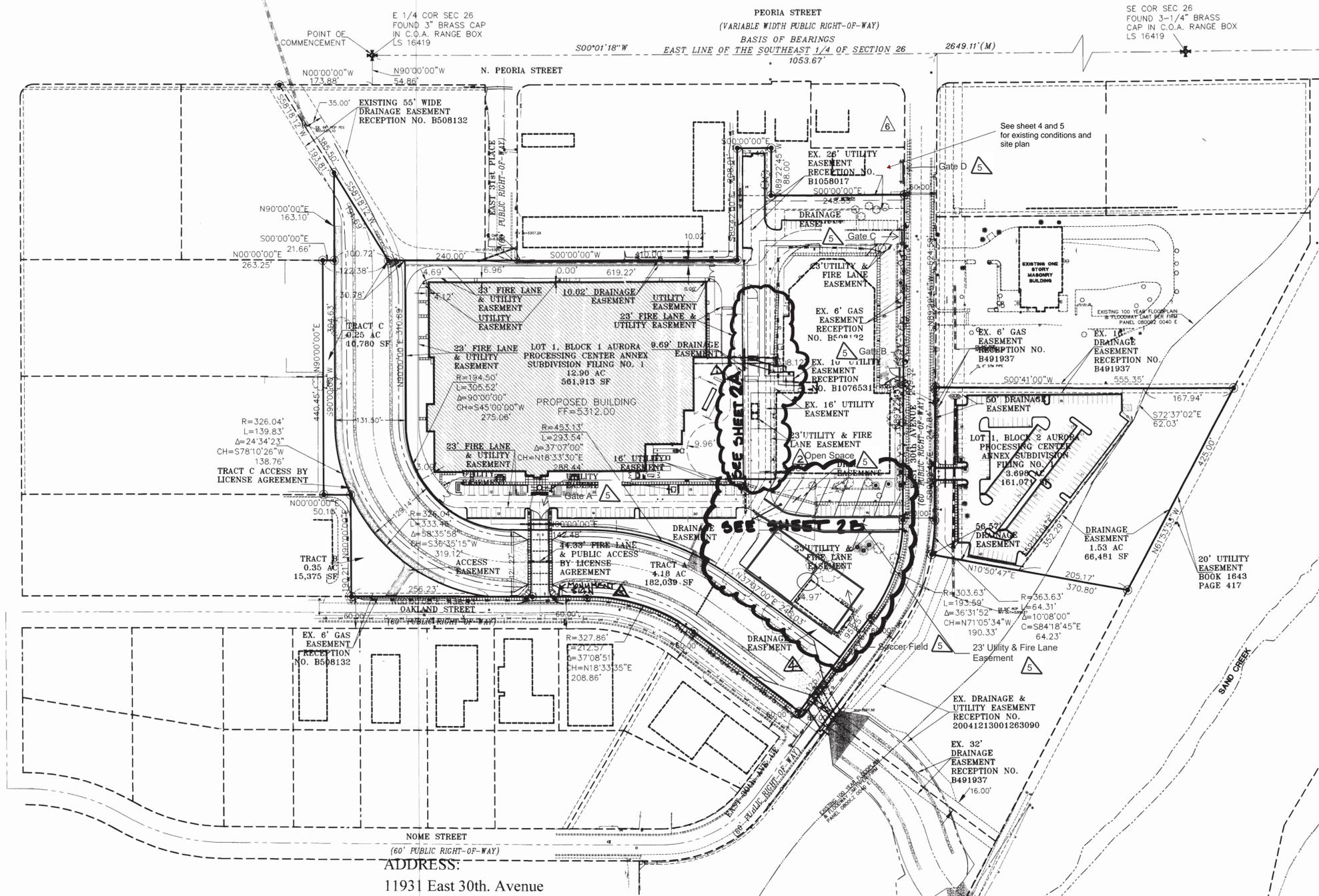
LANDSCAPE ARCHITECTS
Haef Design, Inc
James Hoefl
1401 Wewatta St Ste 102
Denver, CO 80202
(303) 888-0608

NO.	ISSUE DESCRIPTION	DATE
NO. 1	PRE-PLANNING	AUG 7 2007
NO. 2	DEVELOPMENT APPLICATION	OCT 11 2007
NO. 3	DEVELOPMENT APPLICATION	OCT 26 2007
NO. 4	DEVELOPMENT APPLICATION	JAN 25 2008
NO. 5	DEVELOPMENT APPLICATION	MAR 17 2008
NO. 6	DEVELOPMENT APPLICATION	APR 22 2008
NO. 7	DEVELOPMENT APPLICATION	JUN 20 2008
NO. 8	DEVELOPMENT APPLICATION	AUG 15 2008
NO. 9	FINAL YEARS	NOV 21 2008

SHEET 1
TITLE SHEET - TS SHEET 1

GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



ADDRESS:
11931 East 30th. Avenue

← OVERALL SITE PLAN
NORTH
0 50 100 200 FT 1"=100'-0"

CIVIL ENGINEER:
YES YORK
ENGINEERING
SERVICES, INC.
CIVIL & STRUCTURAL ENGINEERING
7010 N. BROADWAY, SUITE 430 - DENVER, COLORADO 80221
PH (303) 453-3467 FAX (303) 455-9108
www.yorkengineering.com

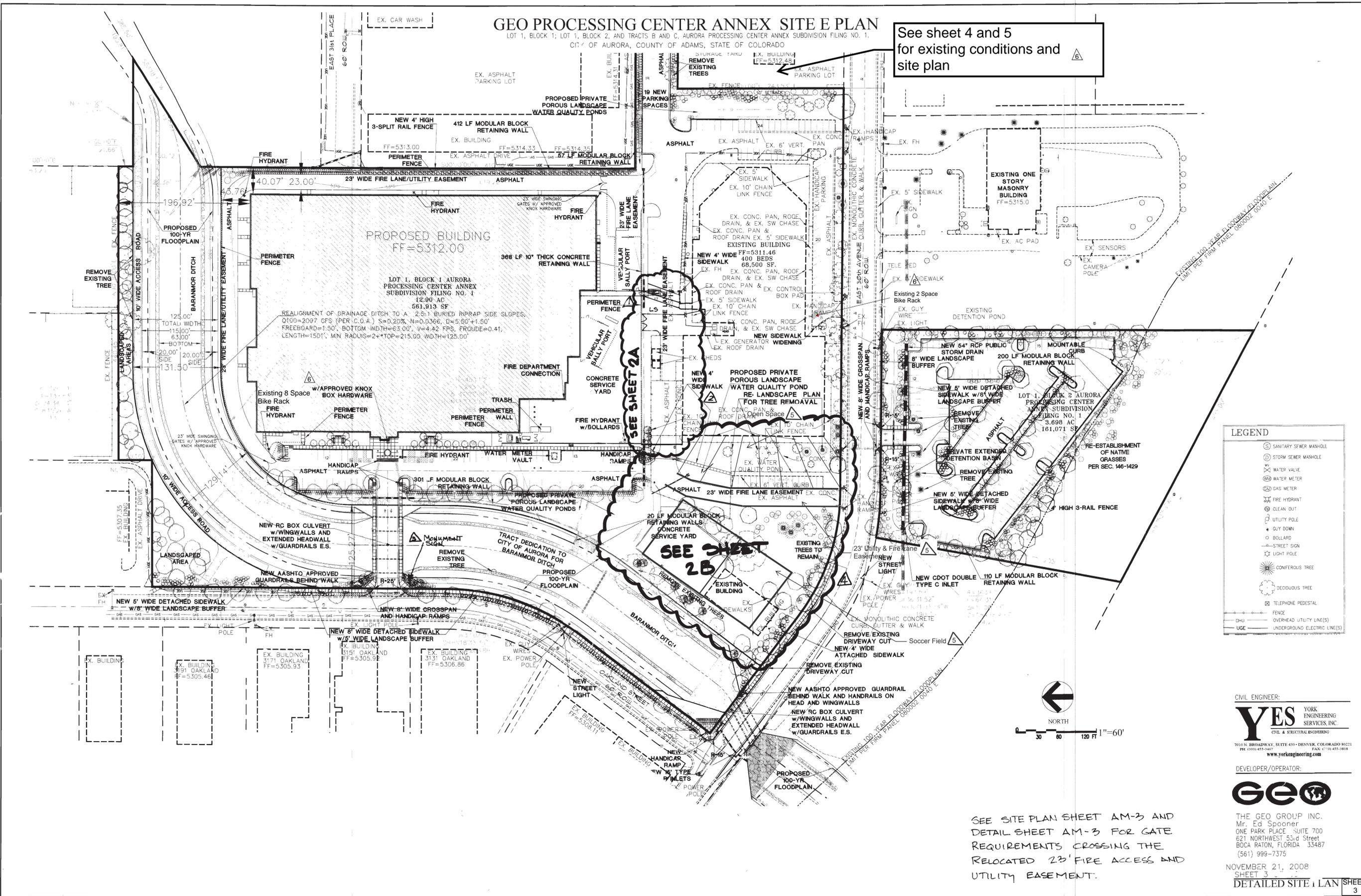
DEVELOPER/OPERATOR:
GEO
THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33407
(561) 999-7375

NOVEMBER 21, 2008
SHEET 2
OVERALL SITE PLAN SHEET 2

GEO PROCESSING CENTER ANNEX SITE E PLAN

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

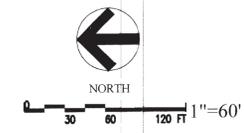
See sheet 4 and 5
for existing conditions and
site plan



SEE SHEET 2A

SEE SHEET 2B

LEGEND	
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
	WATER VALVE
	WATER METER
	GAS METER
	FIRE HYDRANT
	CLEAN OUT
	UTILITY POLE
	GUY DOWN
	BOLLARD
	STREET SIGN
	LIGHT POLE
	CONFERUS TREE
	DECIDUOUS TREE
	TELEPHONE PEDESTAL
	FENCE
	OVERHEAD UTILITY LINE(S)
	UNDERGROUND ELECTRIC LINE(S)



CIVIL ENGINEER:
YES YORK
ENGINEERING
SERVICES, INC.
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7010 N. BROADWAY, SUITE 410 - DENVER, COLORADO 80221
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NOVEMBER 21, 2008
SHEET 3
DETAILED SITE PLAN

SEE SITE PLAN SHEET AM-3 AND
DETAIL SHEET AM-3 FOR GATE
REQUIREMENTS CROSSING THE
RELOCATED 23' FIRE ACCESS AND
UTILITY EASEMENT.

MA-5-21-09 MA-2-22-10 MA-8-31-10 MA 4-15-11

GEO PROCESSING CENTER 2007-6063-00

DED MAP

PEORIA STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LEGEND:

- PROPERTY LINE
- LIMIT LINE OF DEMOLITION



THE GEO GROUP INC.
4955 TECHNOLOGY WAY
BOCA RATON, FLORIDA 33431



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Newport Beach, CA 92660
O: 949.478.8800
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AURORA
PROCESSING
CENTER

3130 N. OAKLAND STREET
AURORA, CO 80010

CONSULTANTS:

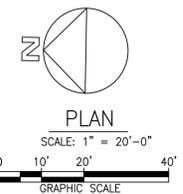
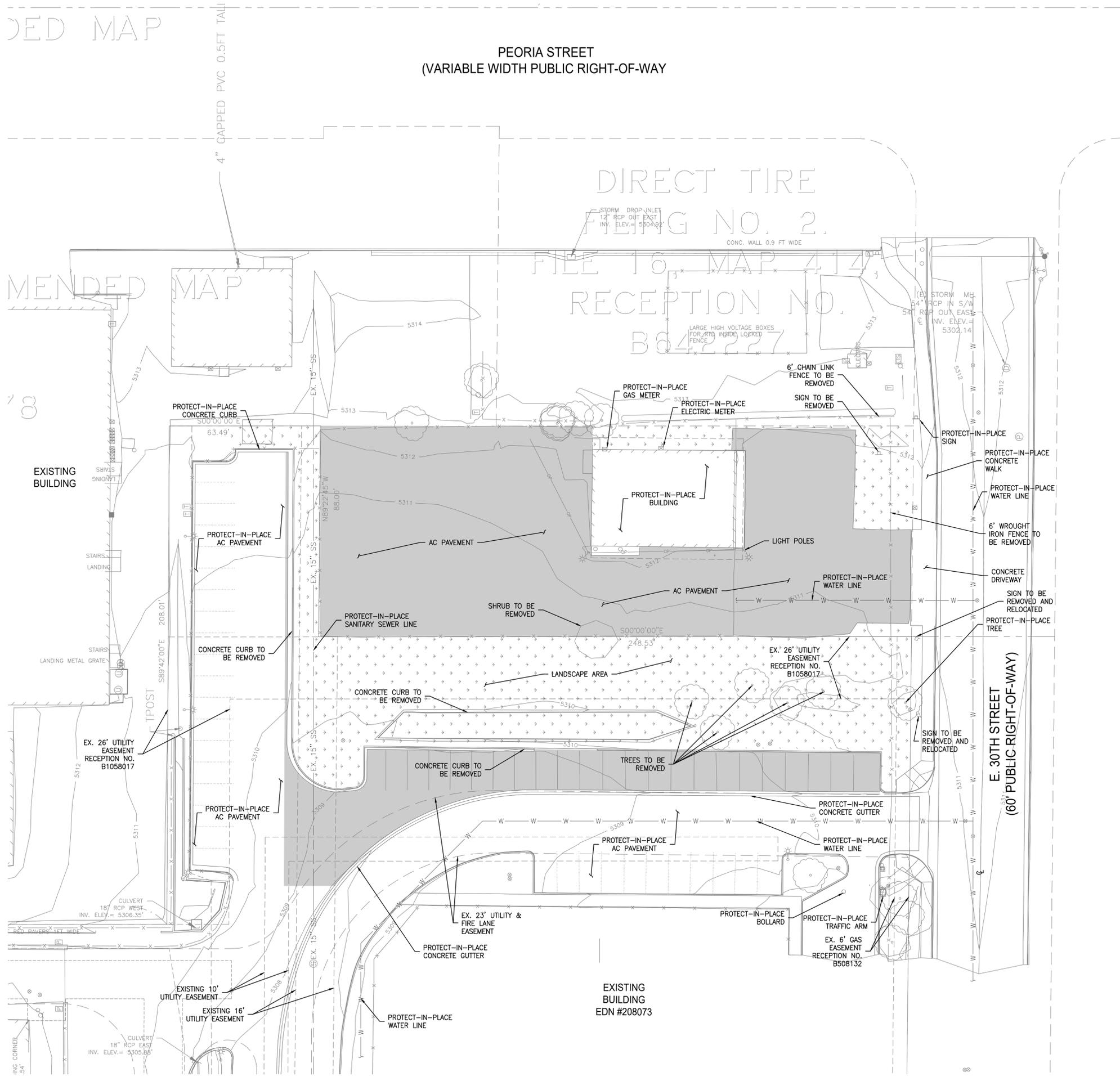
DATE	ISSUED FOR:

Date: 03/13/2023
 Project Number: 2200056
 Drawn By: TN
 Checked By: AK
 Scale: AS SPECIFIED

EXISTING
SITE CONDITION

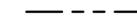
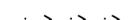
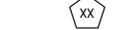
SHEET:

4



PEORIA STREET
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LEGEND:

-  PROPERTY LINE
-  LIMIT LINE OF PAVING
-  ACCESSIBLE PATH OF TRAVEL
-  CONCRETE PAVING
-  ASPHALT PAVING
-  ASPHALT (HEAVY TRUCK TRAFFIC)
DESIGNED TO SUPPORT A MINIMUM IMPOSED LIVE LOAD OF 85,000 POUNDS WITH A MAXIMUM AXLE LOAD PER CITY OF AURORA ROADWAY DESIGN AND CONSTRUCTION SPECIFICATION, CHAPTER 5.
-  LANDSCAPE
(REFER TO LANDSCAPING PLANS FOR DETAILS)
-  SITE LIGHTING
-  PARKING COUNT



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O: 949.478.8800
www.kpff.com

AURORA PROCESSING CENTER
 3130 N. OAKLAND STREET
 AURORA, CO 80010

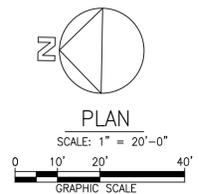
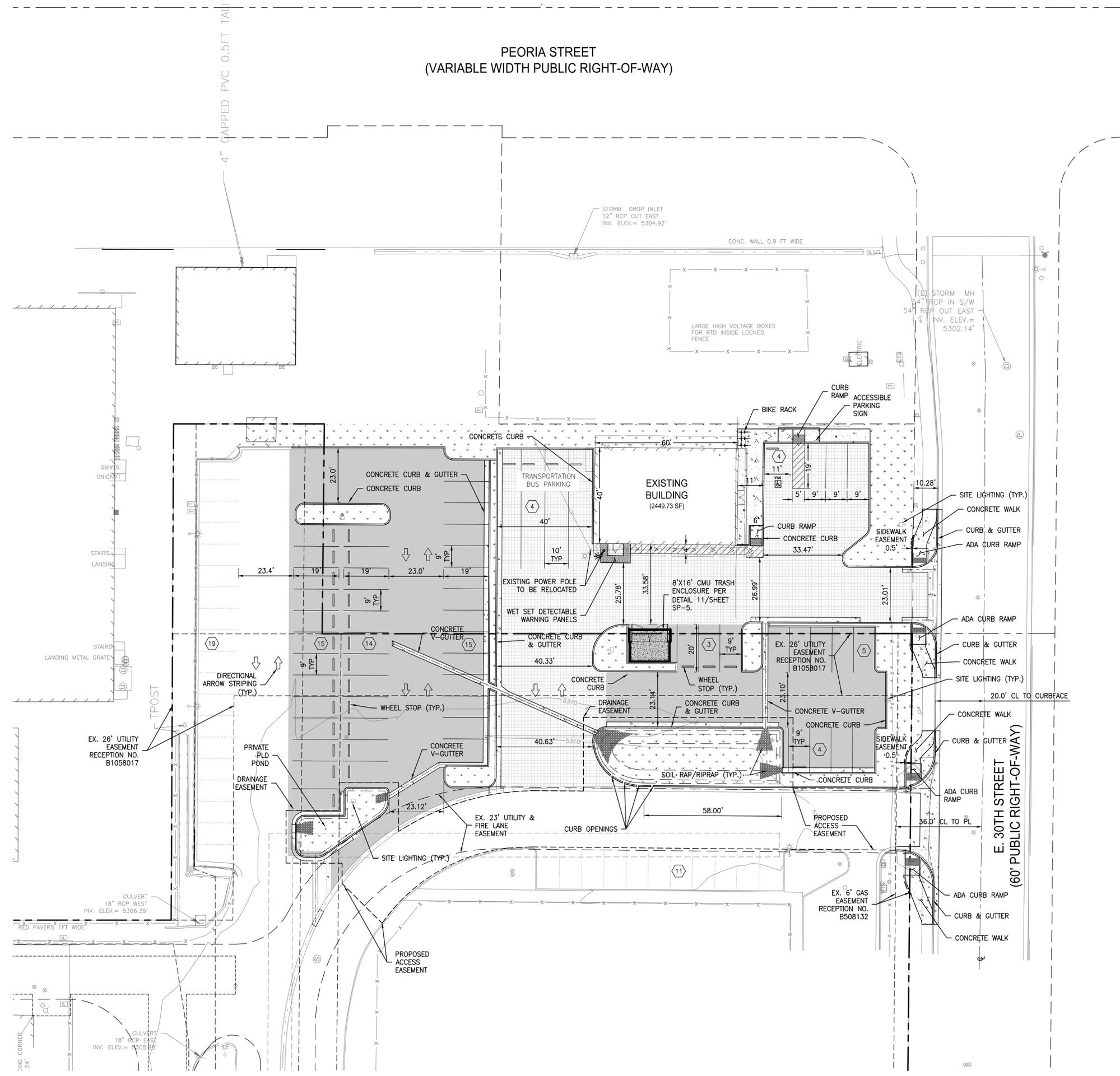
CONSULTANTS:

DATE	ISSUED FOR:

Date: 03/13/2023
Project Number: 2200056
Drawn By: TN
Checked By: AK
Scale: AS SPECIFIED

SITE IMPROVEMENT PLAN

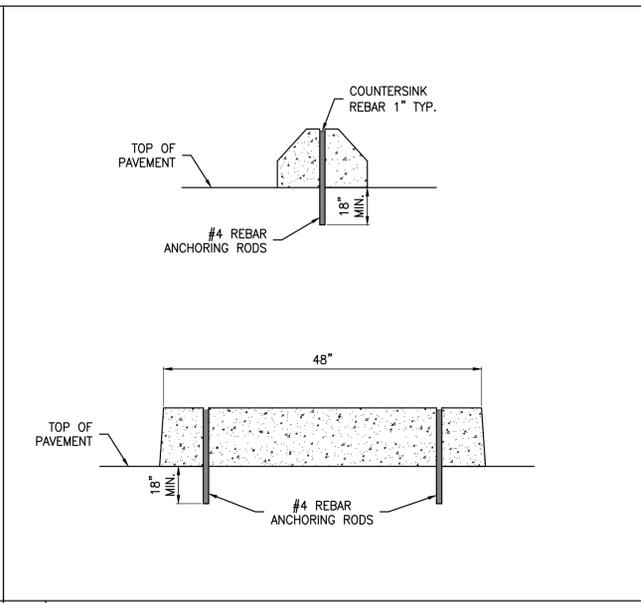
SHEET: **5**



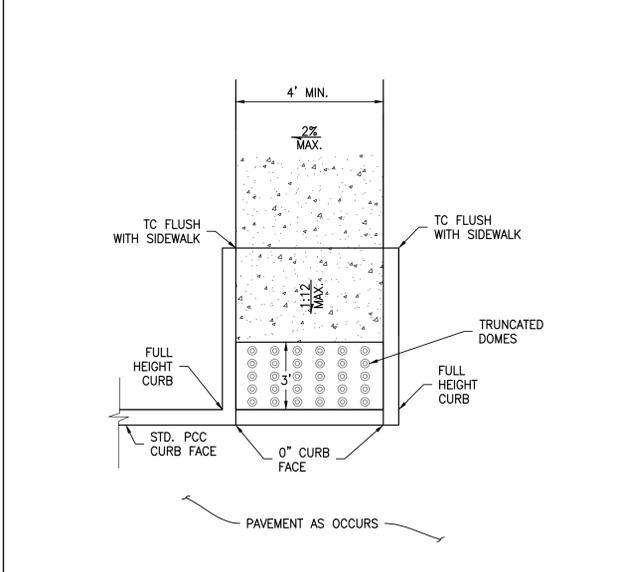
DATE	ISSUED FOR:

Date: 03/13/2023
Project Number: 2200056
Drawn By: TN
Checked By: AK
Scale: AS SPECIFIED

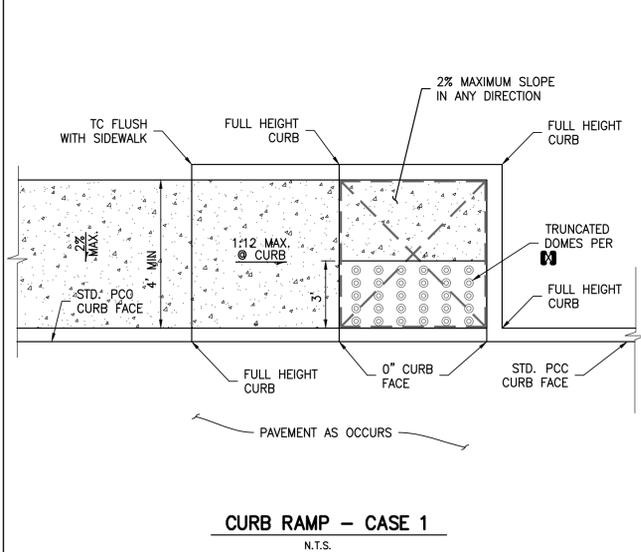
SIGNAGE AND STRIPING PLAN



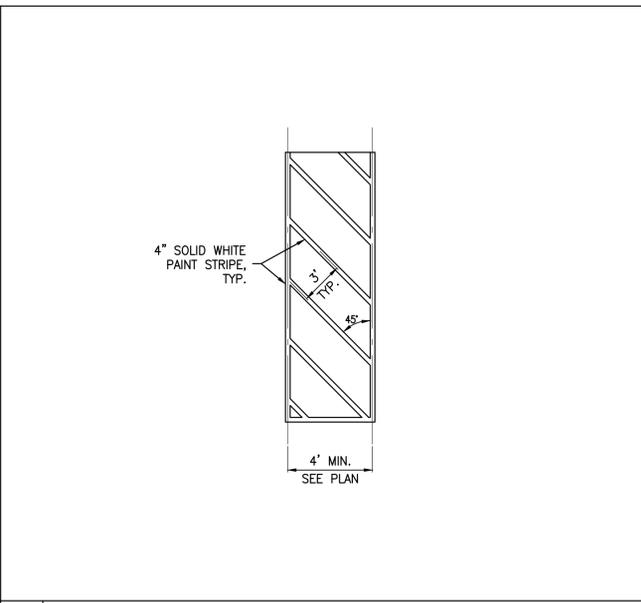
2 REINFORCED PRECAST WHEEL STOP N.T.S.



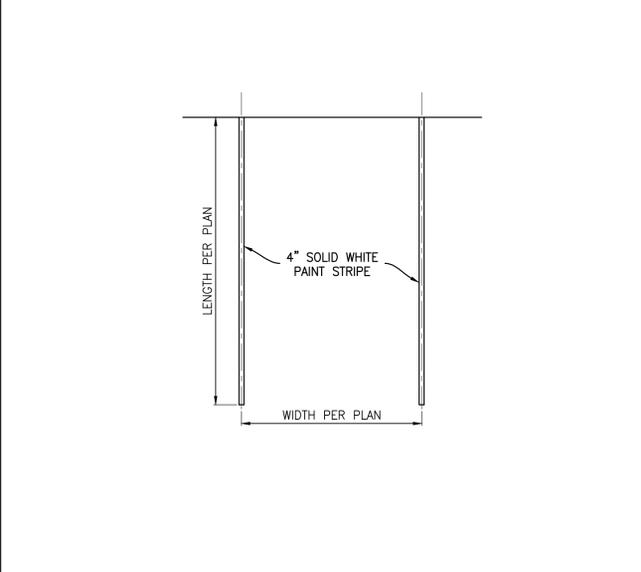
3 CURB RAMP - CASE 2 N.T.S.



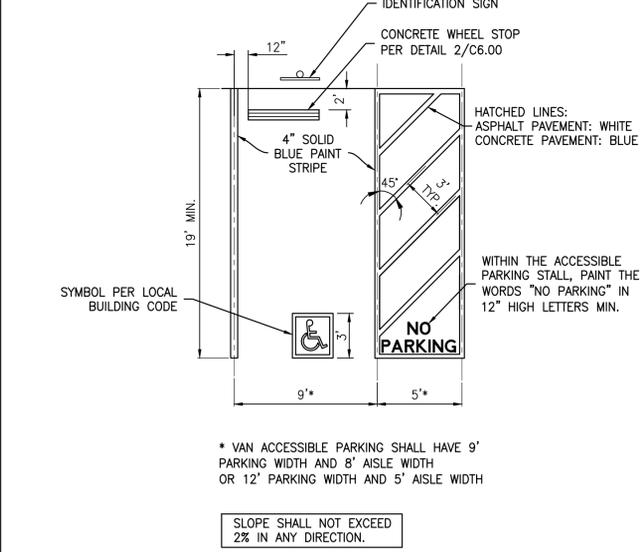
4 CURB RAMP - CASE 1 N.T.S.



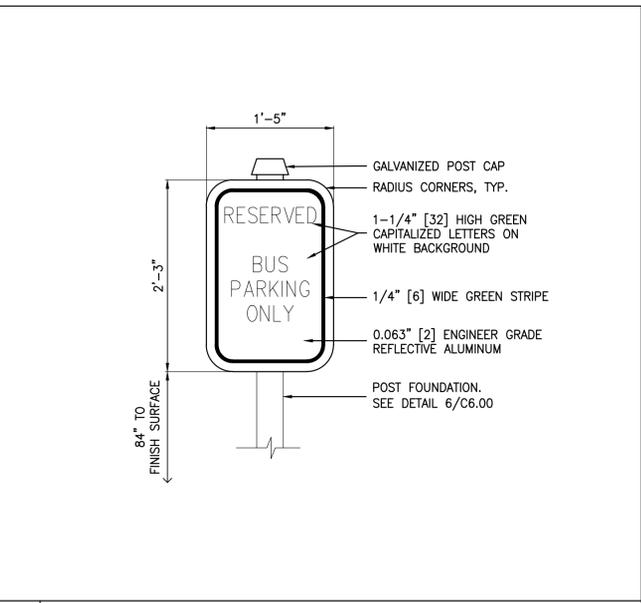
5 CROSS WALK STRIPING N.T.S.



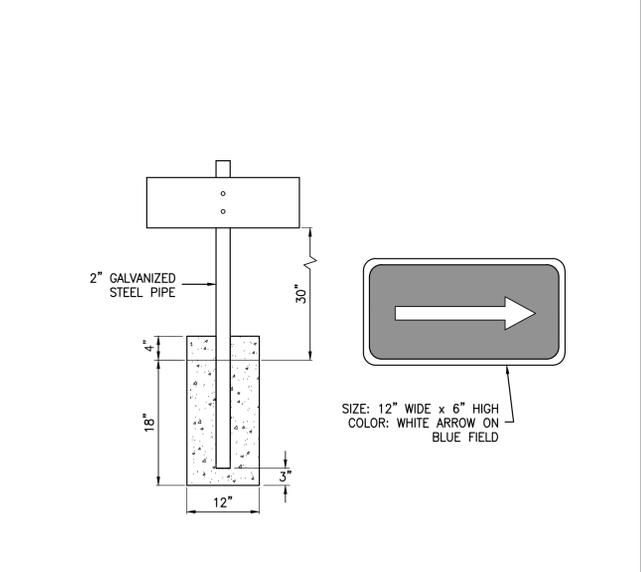
6 STANDARD 90° PARKING STALL N.T.S.



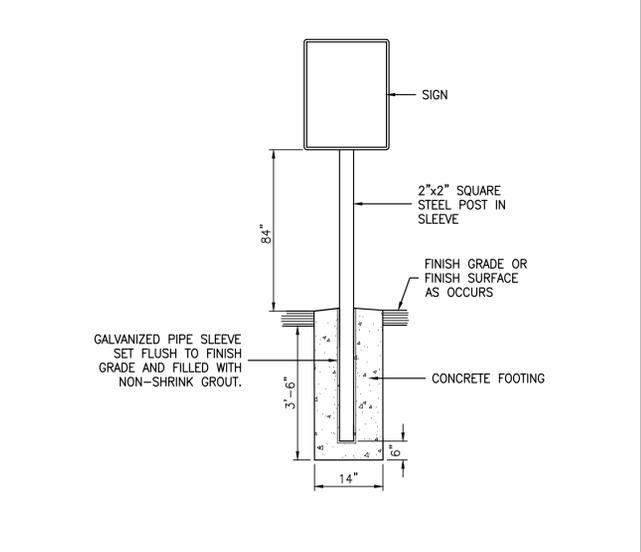
7 ACCESSIBLE 90° PARKING STALL N.T.S.



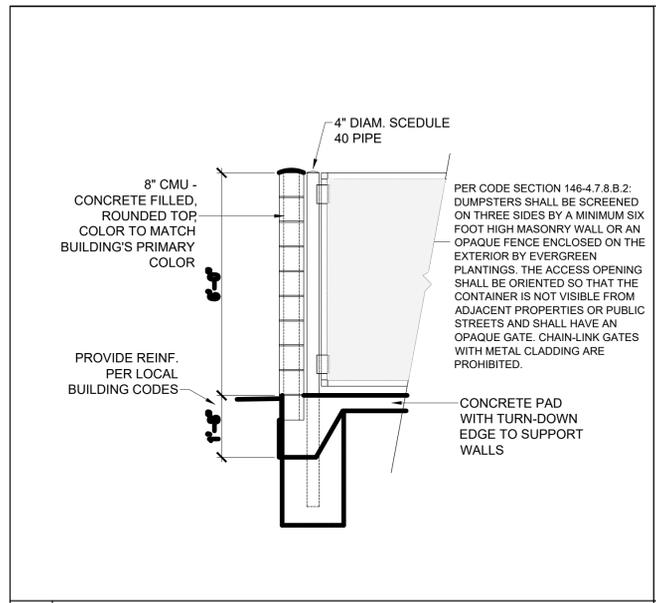
8 RESERVED BUS PARKING ONLY SIGN N.T.S.



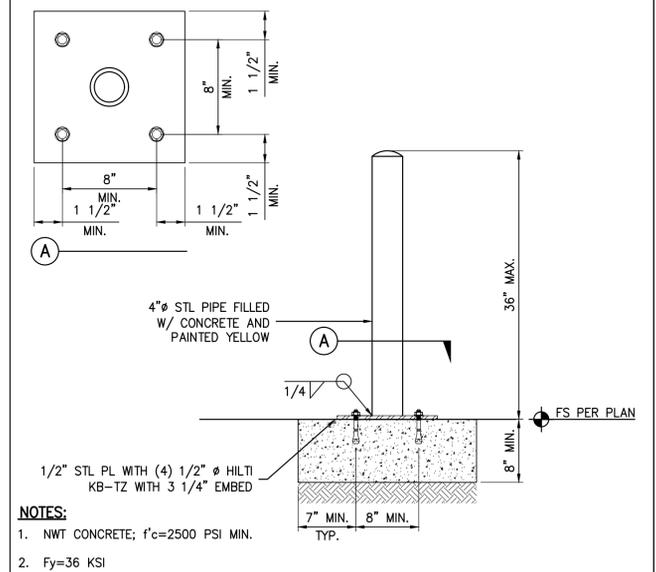
9 ACCESSIBLE DIRECTIONAL ARROW N.T.S.



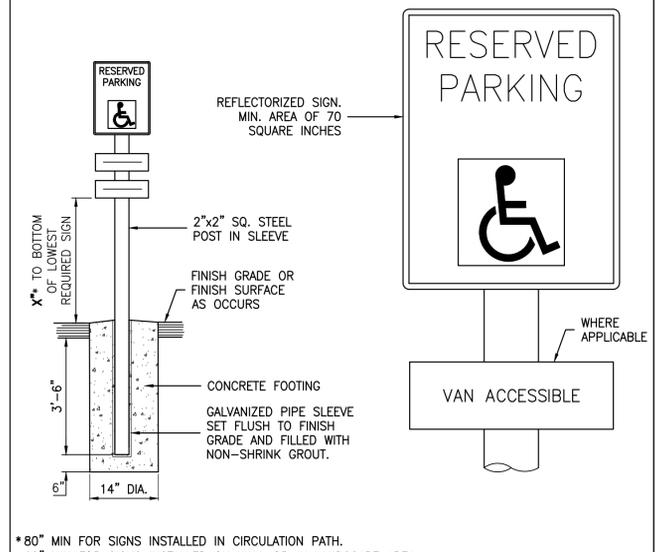
10 SIGN POST AND FOUNDATION N.T.S.



11 TRASH ENCLOSURE SECTION (TYP) N.T.S.



12 36" HIGH BOLLARD N.T.S.



13 IDENTIFICATION OF ACCESSIBLE PARKING SPACE N.T.S.

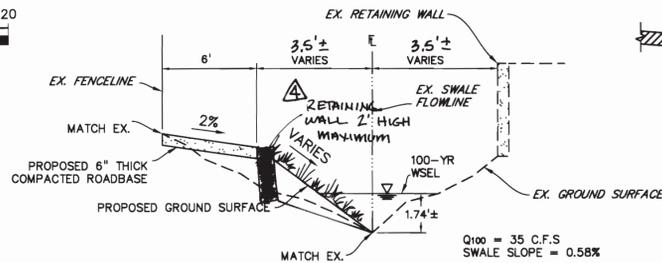
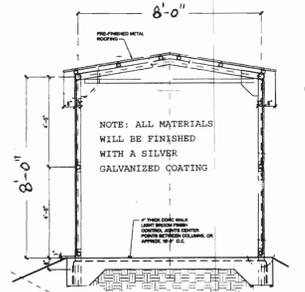
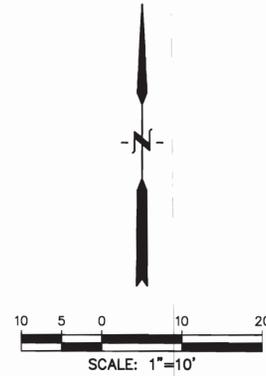
GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

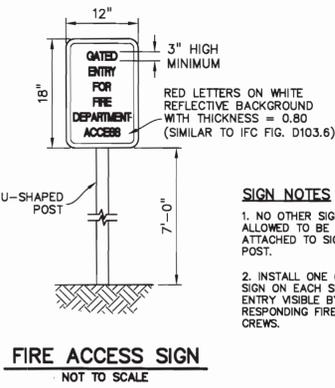
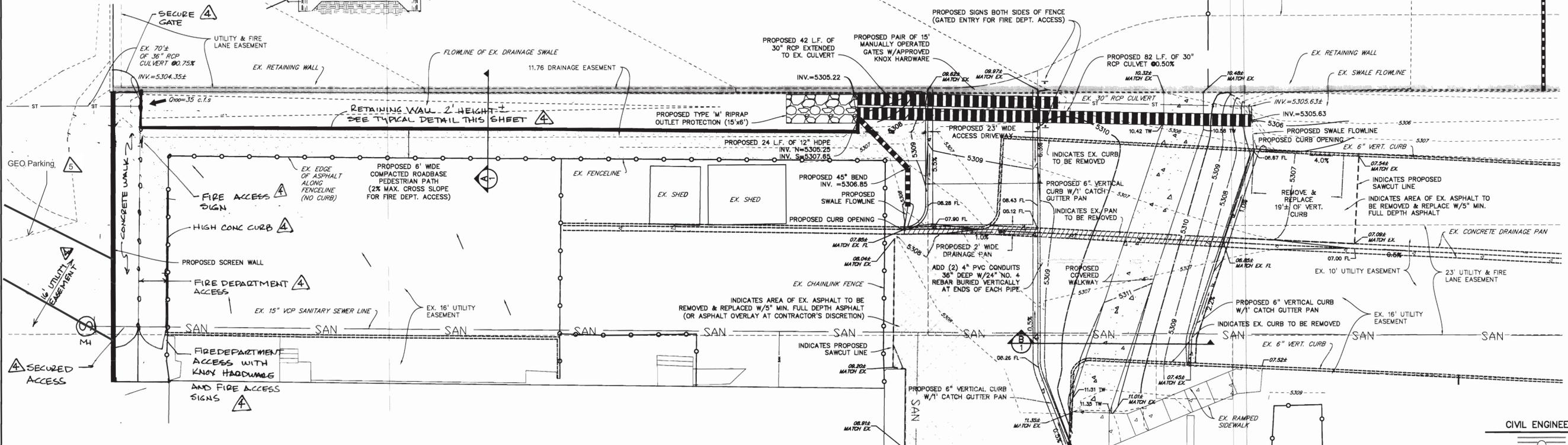
PROPOSED INTERMEDIATE CONTOUR.....	64
PROPOSED INDEX CONTOUR.....	65
PROPOSED SPOT ELEVATION.....	x 54.67
EX. INTERMEDIATE CONTOUR.....	-5364
EX. INDEX CONTOUR.....	-5365
EX. SPOT ELEVATIONS.....	x 45.34
HIGH POINT.....	HP
TOP OF WALK.....	TW
LOW POINT.....	LP
TOP BACK OF CURB.....	TOC
FLOWLINE.....	FL
PROPOSED STORM SEWER.....	
PROPOSED MANHOLE.....	
EX. STORM SEWER.....	EX. 18" RCP STORM ST
EX. FENCE LINE.....	

NOTE: ADD 5300 TO ALL SPOT ELEVATIONS.

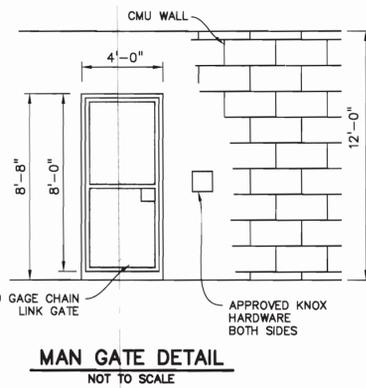


(A) TYPICAL SECTION
NOT TO SCALE

(B) TYPICAL SECTION
NOT TO SCALE



FIRE ACCESS SIGN
NOT TO SCALE



MAN GATE DETAIL
NOT TO SCALE

EMERGENCY VEHICLE GATE NOTES

1. DUEL SWINGING GATES FOR INGRESS AND EGRESS MUST SWING IN THE DIRECTION OF THE INTENDED TRAFFIC FLOW.
2. THERE MUST BE A 6" MINIMUM CLEARANCE FROM THE BOTTOM OF THE GATING SYSTEM TO THE ROAD SURFACE IN ORDER TO ENSURE THAT IF THE GATE CLOSING DURING A FIRE OPERATION ANY FIRE HOSE IS NOT DAMAGED DURING THE CLOSING PROCESS.
3. ALL POSTS FOR SUPPORT OF THE GATING SYSTEM MUST BE LOCATED OUTSIDE OF THE FIRE LANE OR EMERGENCY ACCESS EASEMENT.
4. THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF VIOLATION. THE GATING SYSTEM WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEMS CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST". A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES FIRE DEPARTMENT ACCESS.

EXISTING BUILDING
FINISHED FLOOR ELEV.=5311.76±

UTILITY NOTE
1. FENCE POSTS FOR THE COVERED WALKWAY SHALL BE LOCATED OUTSIDE OF THE 16" UTILITY EASEMENT TO THE EXTENT POSSIBLE.

CIVIL ENGINEER:



DREXEL, BARRELL & CO.
Engineers + Surveyors
1350 17th STREET, SUITE 210
DENVER, COLORADO 80202
CONTACT: KEITH HENSEL, P.E.
(720) 214-0955
BOULDER + COLORADO SPRINGS + GREELEY
STEAMBOAT SPRINGS + GRAND JUNCTION

DEVELOPER/OPERATOR:

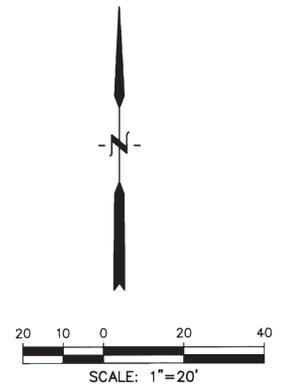
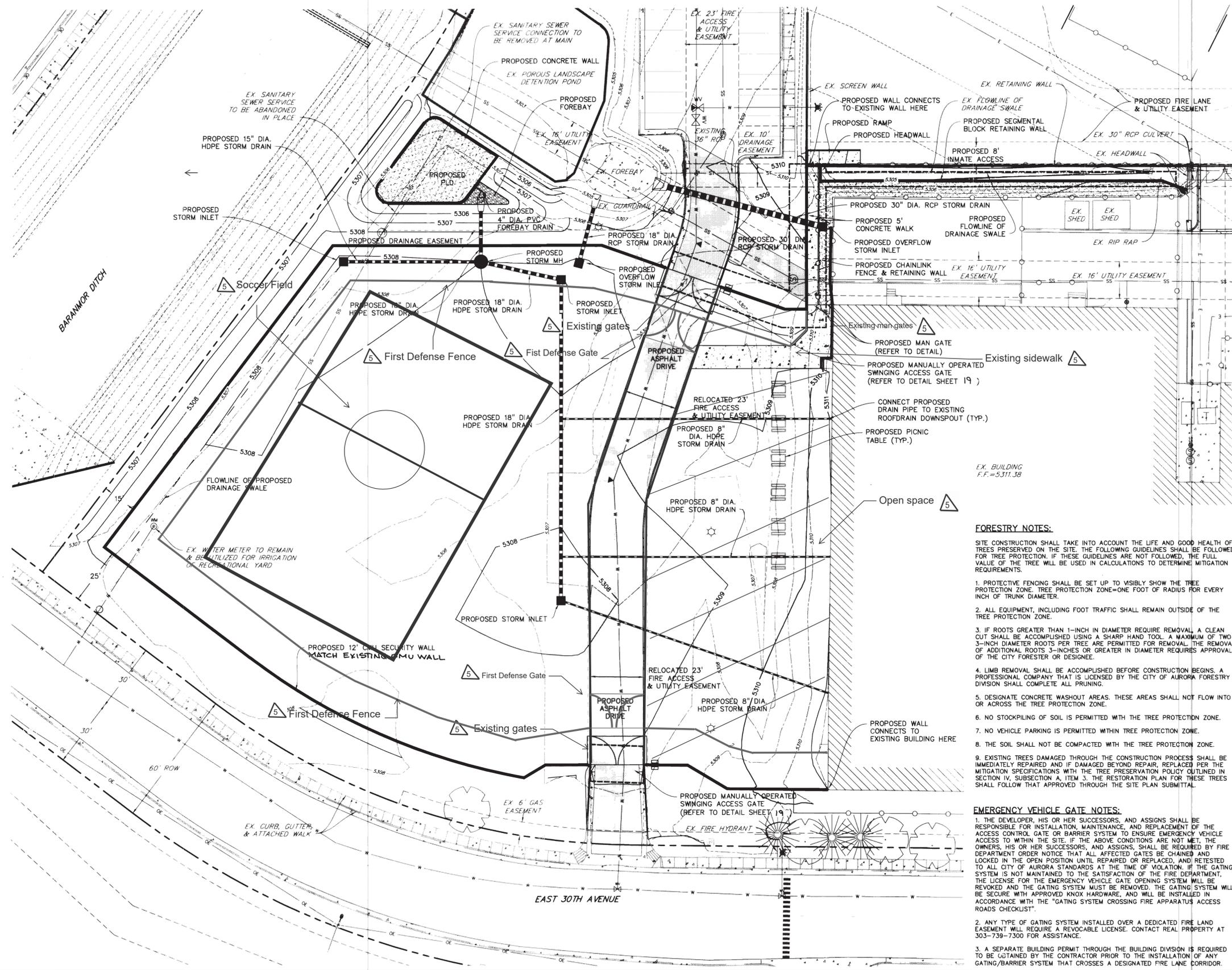
THE GEO GROUP INC.
Mr. Ed Spomer
ONE PARK PLACE SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

JANUARY 18, 2010
SHEET

AMENDMENT TO SHEET
DETAIL AM-2 7

GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1: LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



LEGEND

PROPERTY LINE	---
EX. INTERMEDIATE CONTOUR	---5364---
EX. INDEX CONTOUR	---5365---
PROPOSED INTERMEDIATE CONTOUR	---5302---
PROPOSED INDEX CONTOUR	---5300---
FLOWLINE OF DRAINAGE SWALE	---
PROPOSED ASPHALT	▨
PROPOSED CONCRETE	▩
EX. CONCRETE	▩
EX. FENCE LINE	○
EX. SANITARY SEWER	SS
EX. STORM DRAIN	ST
EX. WATER LINE	W
EX. GAS LINE	G
EX. BURIED TELEPHONE LINE	T
EX. FIBER OPTICS LINE	FOC
EX. ELECTRIC	E
EX. OVERHEAD ELECTRIC	OE
EX. FIRE HYDRANT	⊕ _{FH}
EX. WATER VALVE	⊕ _{WV}
EX. WATER METER	⊕ _{WM}
EX. MANHOLE	⊕ _{MH}
EX. LIGHT POLE	⊕ _{LP}
EX. POWER POLE	⊕ _{PP}
EX. SIGN	b
EX. TREES	⊙
EX. EDGE OF ASPHALT AND CURB AND GUTTER	---
PROPOSED STORM SEWER	---
PROPOSED WATER LINE	---

FORESTRY NOTES:
 SITE CONSTRUCTION SHALL TAKE INTO ACCOUNT THE LIFE AND GOOD HEALTH OF TREES PRESERVED ON THE SITE. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED FOR TREE PROTECTION. IF THESE GUIDELINES ARE NOT FOLLOWED, THE FULL VALUE OF THE TREE WILL BE USED IN CALCULATIONS TO DETERMINE MITIGATION REQUIREMENTS.

- PROTECTIVE FENCING SHALL BE SET UP TO VISIBLY SHOW THE TREE PROTECTION ZONE. TREE PROTECTION ZONE=ONE FOOT OF RADIUS FOR EVERY INCH OF TRUNK DIAMETER.
- ALL EQUIPMENT, INCLUDING FOOT TRAFFIC SHALL REMAIN OUTSIDE OF THE TREE PROTECTION ZONE.
- IF ROOTS GREATER THAN 1-INCH IN DIAMETER REQUIRE REMOVAL, A CLEAN CUT SHALL BE ACCOMPLISHED USING A SHARP HAND TOOL. A MAXIMUM OF TWO 3-INCH DIAMETER ROOTS PER TREE ARE PERMITTED FOR REMOVAL. THE REMOVAL OF ADDITIONAL ROOTS 3-INCHES OR GREATER IN DIAMETER REQUIRES APPROVAL OF THE CITY FORESTER OR DESIGNEE.
- LIMB REMOVAL SHALL BE ACCOMPLISHED BEFORE CONSTRUCTION BEGINS. A PROFESSIONAL COMPANY THAT IS LICENSED BY THE CITY OF AURORA FORESTRY DIVISION SHALL COMPLETE ALL PRUNING.
- DESIGNATE CONCRETE WASHOUT AREAS. THESE AREAS SHALL NOT FLOW INTO OR ACROSS THE TREE PROTECTION ZONE.
- NO STOCKPILING OF SOIL IS PERMITTED WITHIN THE TREE PROTECTION ZONE.
- NO VEHICLE PARKING IS PERMITTED WITHIN TREE PROTECTION ZONE.
- THE SOIL SHALL NOT BE COMPACTED WITHIN THE TREE PROTECTION ZONE.
- EXISTING TREES DAMAGED THROUGH THE CONSTRUCTION PROCESS SHALL BE IMMEDIATELY REPAIRED AND IF DAMAGED BEYOND REPAIR, REPLACED PER THE MITIGATION SPECIFICATIONS WITH THE TREE PRESERVATION POLICY OUTLINED IN SECTION IV, SUBSECTION A, ITEM 3. THE RESTORATION PLAN FOR THESE TREES SHALL FOLLOW THAT APPROVED THROUGH THE SITE PLAN SUBMITTAL.

EMERGENCY VEHICLE GATE NOTES:

- THE DEVELOPER, HIS OR HER SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF THE ACCESS CONTROL GATE OR BARRIER SYSTEM TO ENSURE EMERGENCY VEHICLE ACCESS TO WITHIN THE SITE. IF THE ABOVE CONDITIONS ARE NOT MET, THE OWNERS, HIS OR HER SUCCESSORS, AND ASSIGNS, SHALL BE REQUIRED BY FIRE DEPARTMENT ORDER NOTICE THAT ALL AFFECTED GATES BE CHAINED AND LOCKED IN THE OPEN POSITION UNTIL REPAIRED OR REPLACED, AND RETESTED TO ALL CITY OF AURORA STANDARDS AT THE TIME OF VIOLATION. IF THE GATING SYSTEM IS NOT MAINTAINED TO THE SATISFACTION OF THE FIRE DEPARTMENT, THE LICENSE FOR THE EMERGENCY VEHICLE GATE OPENING SYSTEM WILL BE REVOKED AND THE GATING SYSTEM MUST BE REMOVED. THE GATING SYSTEM WILL BE SECURE WITH APPROVED KNOX HARDWARE, AND WILL BE INSTALLED IN ACCORDANCE WITH THE "GATING SYSTEM CROSSING FIRE APPARATUS ACCESS ROADS CHECKLIST".
- ANY TYPE OF GATING SYSTEM INSTALLED OVER A DEDICATED FIRE LANE EASEMENT WILL REQUIRE A REVOCABLE LICENSE. CONTACT REAL PROPERTY AT 303-739-7300 FOR ASSISTANCE.
- A SEPARATE BUILDING PERMIT THROUGH THE BUILDING DIVISION IS REQUIRED TO BE OBTAINED BY THE CONTRACTOR PRIOR TO THE INSTALLATION OF ANY GATING/BARRIER SYSTEM THAT CROSSES A DESIGNATED FIRE LANE CORRIDOR.

DEMOLITION & LANDSCAPE NOTES:

- UTILIZE THE 2006 IFC CHAPTER 14 FOR REQUIREMENTS ASSOCIATED TO BOTH CONSTRUCTION AND DEMOLITION OF ANY STRUCTURE WITHIN YOUR SITE. A DEMOLITION PERMIT IS REQUIRED TO BE OBTAINED THROUGH THE CITY OF AURORA BUILDING DIVISION PRIOR TO THE REMOVAL OF ANY STRUCTURE WITHIN YOUR SITE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENOUGH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- SITE CONSTRUCTION SHALL TAKE INTO ACCOUNT THE LIFE AND GOOD HEALTH OF TREES PRESERVED ON THE SITE. THE FOLLOWING GUIDELINES SHALL BE FOLLOWED FOR TREE PROTECTION. IF THESE GUIDELINES ARE NOT FOLLOWED, THE FULL VALUE OF THE TREE WILL BE USED IN CALCULATIONS TO DETERMINE MITIGATION REQUIREMENTS.

CIVIL ENGINEER:

DREXEL BARRELL & CO.
 Engineers & Surveyors
 1350 7th Street, Suite 210
 DENVER, COLORADO 80202
 CONTACT: KEITH HENSEL
 720.214.8888
 BOULDER • COLORADO SPRINGS • GREELEY
 STEAMBOAT SPRINGS • GRAND JUNCTION

DEVELOPER/OPERATOR:
 THE GEO GROUP INC.
 Mr. Ed Spooner
 ONE PARK PLACE SUITE 700
 621 NORTHWEST 53rd Street
 BOCA RATON, FLORIDA 33487
 (561) 999-7375

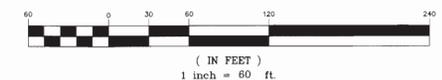
DATE: AUGUST 11, 2010
SHEET: 8

GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

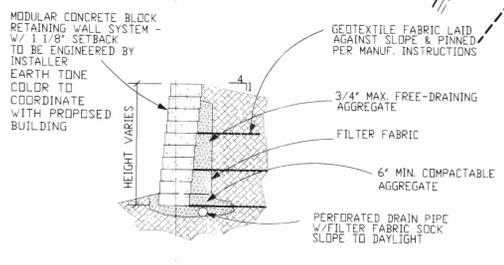
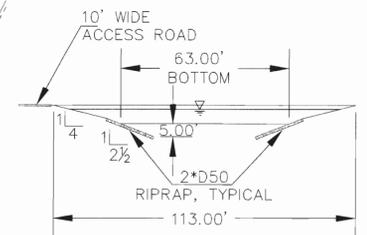
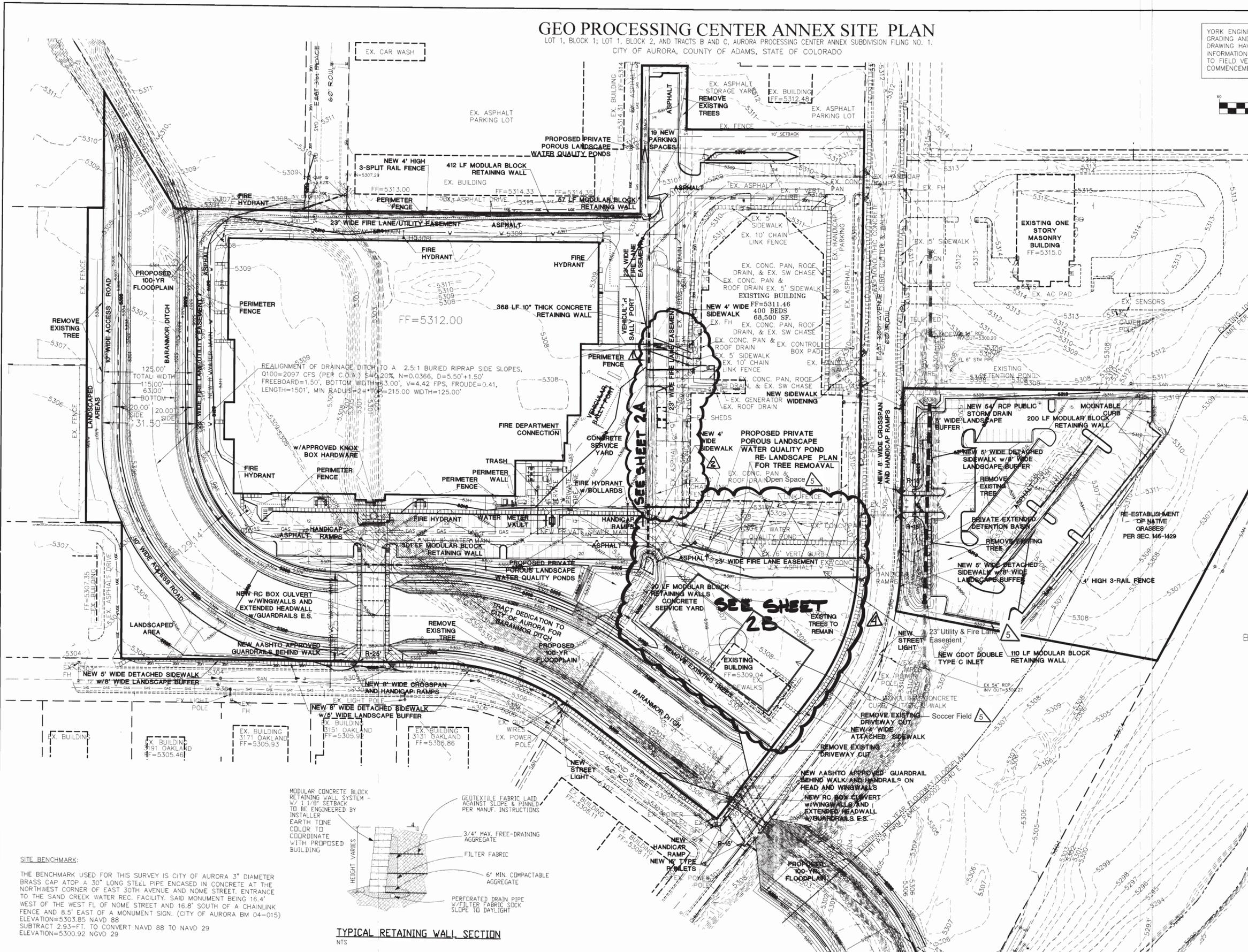
YORK ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING GRADING AND UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

GRAPHIC SCALE



LEGEND

- STORM DRAIN PIPE WITH INLET
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 100-YR FLOODPLAIN



SITE BENCHMARK:
THE BENCHMARK USED FOR THIS SURVEY IS CITY OF AURORA 3" DIAMETER BRASS CAP ATOP A 30" LONG STEEL PIPE ENCASED IN CONCRETE AT THE NORTHWEST CORNER OF EAST 30TH AVENUE AND NOME STREET. ENTRANCE TO THE SAND CREEK WATER REC. FACILITY. SAID MONUMENT BEING 16.4' WEST OF THE WEST FL OF NOME STREET AND 16.8' SOUTH OF A CHAINLINK FENCE AND 8.5' EAST OF A MONUMENT SIGN. (CITY OF AURORA BM 04-015) ELEVATION=5303.85 NAVD 88
SUBTRACT 2.93'-FT. TO CONVERT NAVD 88 TO NAVD 29
ELEVATION=5300.92 NGVD 29

CIVIL ENGINEER:
YES YORK ENGINEERING SERVICES, INC.
CIVIL & STRUCTURAL ENGINEERING
7010 N. BROADWAY, SUITE 410 - DENVER, COLORADO 80221
PH: (303) 455-3667 FAX: (303) 455-3808
www.yorkengineering.com

DEVELOPER/OPERATOR:
GEO
THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE, SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

NOVEMBER 21, 2008
SHEET 4
GRADING PLAN

SHEET 9

MA-5-2109 MA-2-22-10 MA 4-15-11

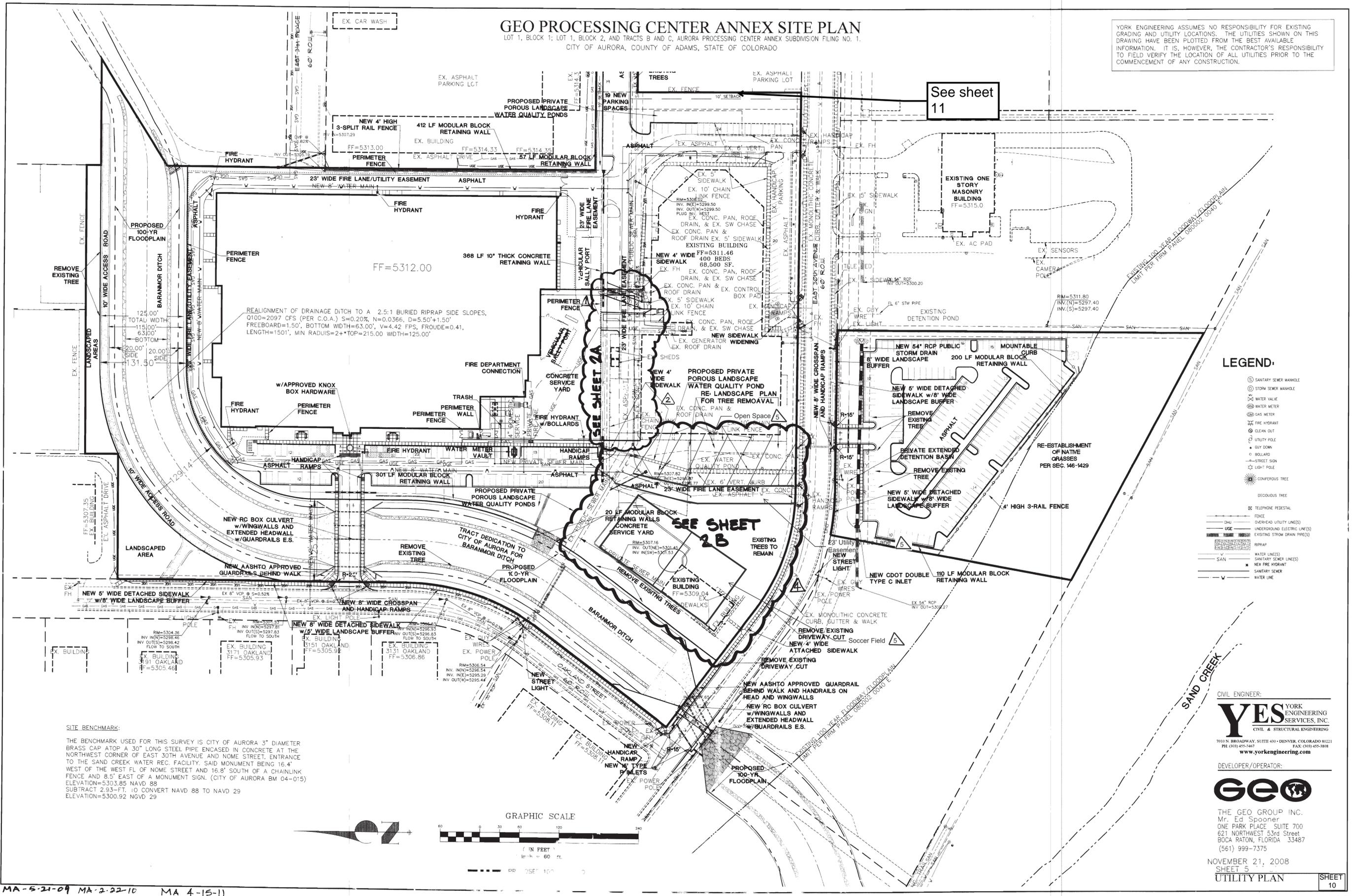
GEO PROCESSING CENTER 2007-6063-00

GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

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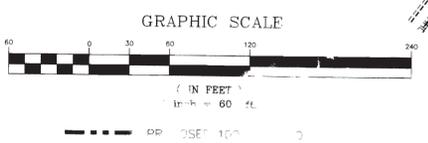
See sheet
11



LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- ⊗ WATER VALVE
- ⊗ WATER METER
- ⊗ GAS METER
- ⊗ FIRE HYDRANT
- ⊗ CLEAN OUT
- ⊗ UTILITY POLE
- ⊗ GUY DOWN
- ⊗ BOLLARD
- ⊗ STREET SIGN
- ⊗ LIGHT POLE
- ⊗ CONIFEROUS TREE
- DECIDUOUS TREE
- ⊗ TELEPHONE PEDESTAL
- FENCE
- OVERHEAD UTILITY LINES
- UNDERGROUND ELECTRIC LINES
- EXISTING STORM DRAIN PIPES
- RIPRAP
- WATER LINES
- SANITARY SEWER LINES
- NEW FIRE HYDRANT
- SANITARY SEWER
- WATER LINE

SITE BENCHMARK:
THE BENCHMARK USED FOR THIS SURVEY IS CITY OF AURORA 3" DIAMETER BRASS CAP ATOP A 30" LONG STEEL PIPE ENCASED IN CONCRETE AT THE NORTHWEST CORNER OF EAST 30TH AVENUE AND NOME STREET, ENTRANCE TO THE SAND CREEK WATER REC. FACILITY, SAID MONUMENT BEING 16.4' WEST OF THE WEST FL OF NOME STREET AND 16.8' SOUTH OF A CHAINLINK FENCE AND 8.5' EAST OF A MONUMENT SIGN. (CITY OF AURORA BM 04-015) ELEVATION=5303.85 NAVD 88
SUBTRACT 2.93'-FT. TO CONVERT NAVD 88 TO NAVD 29
ELEVATION=5300.92 NGVD 29



CIVIL ENGINEER:
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CIVIL & STRUCTURAL ENGINEERING
7010 N. BROADWAY, SUITE 430 • DENVER, COLORADO 80221
PH (303) 455-3467 FAX (303) 455-8808
www.yorkengineering.com

DEVELOPER/OPERATOR:
GEO
THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

NOVEMBER 21, 2008
SHEET 5
UTILITY PLAN

SHEET 10

MA-5-21-09 MA-2-22-10 MA 4-15-11

GEO PROCESSING CENTER 2007-6063-00

D MAP

PEORIA STREET
VARIABLE WIDTH R/W (ARTERIAL)

LEGEND:

- PROPERTY LINE
- LIMIT LINE OF GRADING
- GB — GB — GB — GRADE BREAK LINE
- R — RIDGE LINE
- SAWCUT

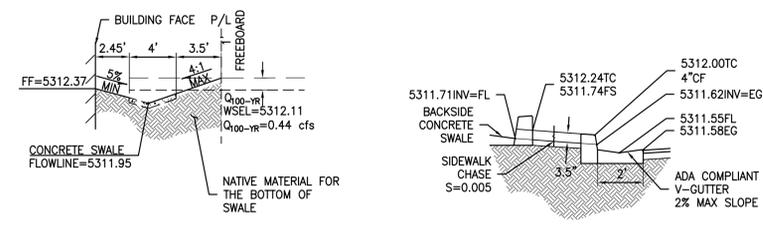
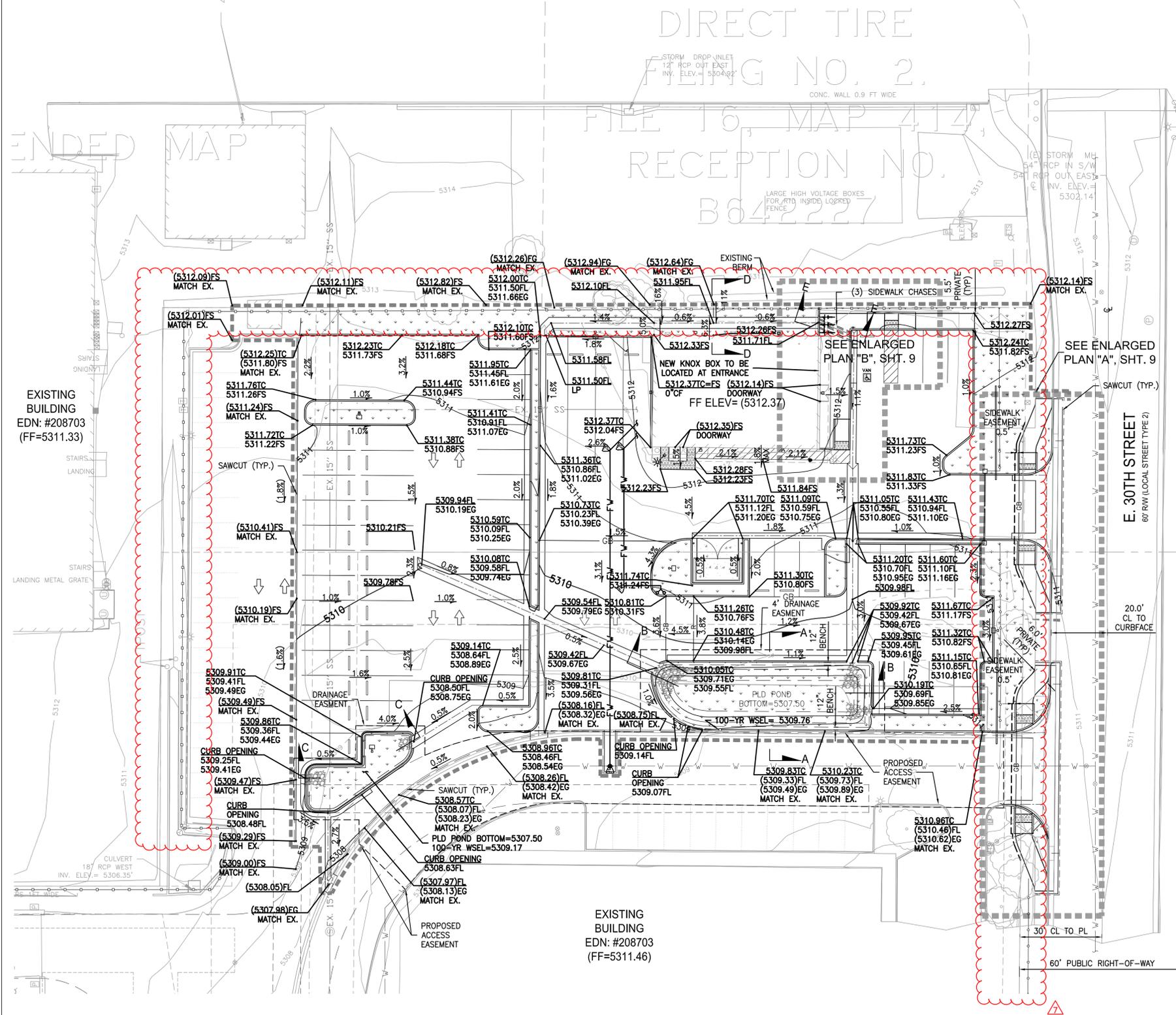
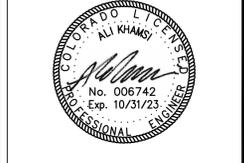
BENCHMARK:

ELEVATIONS ARE NAVD88 BASED ON CITY OF AURORA BM 04-015 (964310) (COA ID 35676SE001).
 THE PROJECT BENCHMARK IS:
 COA ID 35676SE001
 ELEVATION US FEET 5303.851
 OLD BENCH MARK ID 04-015
 AKA NA
 LOCATION ON NOME
 DESCRIPTION 3" BRASS CAP (STAMPED C.O.A. BM, 4.-015)
 ATOP A 30" LONG STEEL PIPE IN CONC. AT THE N.W. CORNER OF E. 30TH AVE. AND NOME ST. (ENT. TO THE "SAND CREEK WATER REC. FACILITY", MON. BEING 16.4 FT. W. OF W. F.L. NOME ST. AND 8.5FT. E. OF SIGN THAT IS 16.8 FT. S. OF CH. LK. FE. FOR YARD.
 GIS PLATPAGE 02D
 MONUMENT_TYPE BC

THE DEVELOPER SHALL HAVE A LICENSED PROFESSIONAL ENGINEER CERTIFY EACH STORMWATER DETENTION POND AND/OR WATER QUALITY BMP IS BUILT ACCORDING TO THE APPROVED PLANS AND SPECIFICATIONS AND THE REQUIRED DETENTION VOLUME, INCLUDING THE WQCV WHEN USED, IS MET. THE CERTIFICATION SHALL ALSO VERIFY ALL PERTINENT DIMENSIONS, ELEVATIONS, REQUIRED OUTLET ORIFICE PLATES FOR DETENTION AND WQCV AND OTHER PERMANENT BMPS REQUIREMENTS ARE INSTALLED PER THE APPROVED PLANS AND SPECIFICATIONS, AND SHALL SHOW THE AS-BUILT VOLUMES FOR THE 100-YEAR, 10-YEAR STORM EVENTS, AND FOR THE WQCV AND OTHER PERTINENT DIMENSIONS, ELEVATIONS AND CAPACITY REQUIREMENTS ASSOCIATED WITH THE WQ BMP USED. THE CERTIFICATION SHALL BE PROVIDED TO THE CITY OF AURORA ENGINEERING CONTROL SECTION SENIOR ENGINEER BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

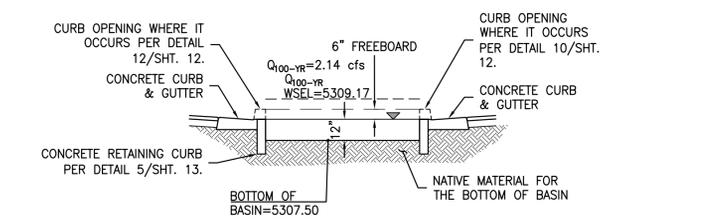


140 Newport Center Drive, Suite 100
 Newport Beach, CA 92660
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 www.kpff.com

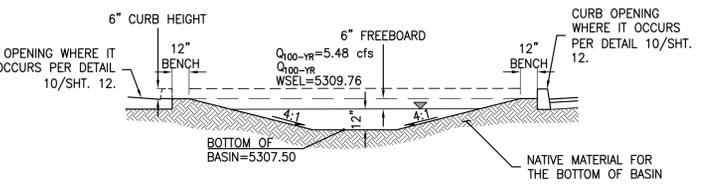


D-D SECTION AT BUILDING
SHT. 8 N.T.S.

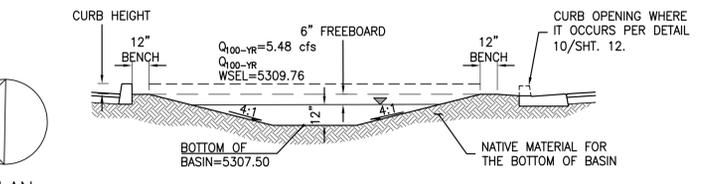
E-E SIDEWALK CHASE
SHT. 8 N.T.S.



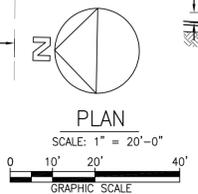
C-C SECTION AT PARKING
SHT. 8 N.T.S.



B-B SECTION AT PARKING
SHT. 8 N.T.S.



A-A SECTION AT PARKING
SHT. 8 N.T.S.



**AURORA PROCESSING
 CENTER ANNEX
 SUBDIVISION FILING NO. 1**

DATE	ISSUED FOR:
8/16/24	MA-1721231-ADDED FENCE/GATE

Date: 08/16/2024
 Project Number: 2200056
 Drawn By: TN
 Checked By: AK
 Scale: AS SPECIFIED

GRADING PLAN

SHEET:
11

**AURORA PROCESSING
CENTER ANNEX
SUBDIVISION FILING NO. 1**

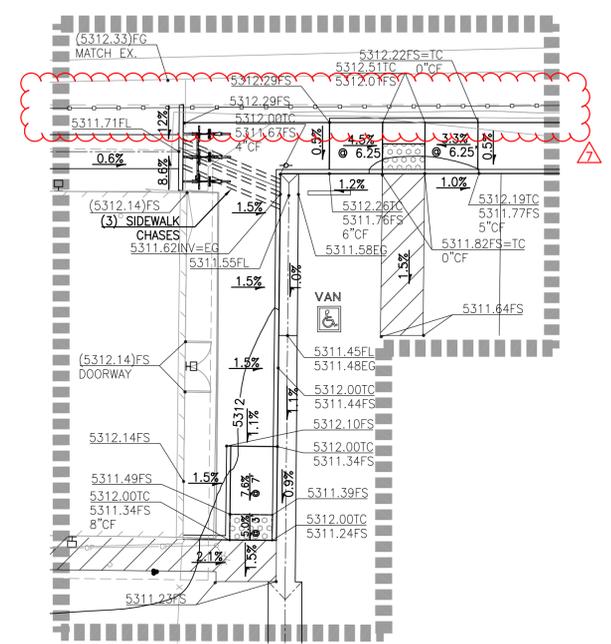
3130 N. OAKLAND STREET
AURORA, CO 80010

DATE	ISSUED FOR:
8/16/24	MA-1721231- ADDED FENCE/GATE

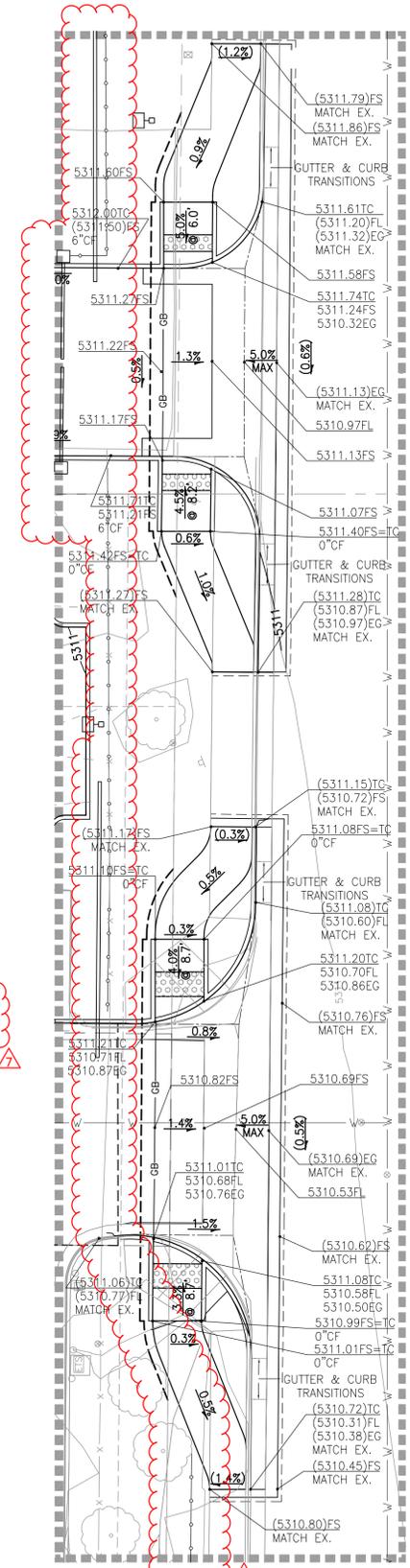
Date: 08/16/2024
Project Number: 2200056
Drawn By: TN
Checked By: AK
Scale: AS SPECIFIED

**ENLARGED
GRADING
PLAN**

SHEET:
12



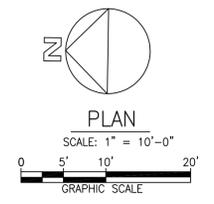
B ENLARGED GRADING PLAN
C1.30 1" = 10'



A ENLARGED GRADING PLAN
C1.30 1" = 10'

BENCHMARK:
ELEVATIONS ARE NAVD88 BASED ON CITY OF AURORA BM 04-015 (9643ID) (COA ID 3S676SE001).

THE PROJECT BENCHMARK IS:
COA ID 3S6726SE001
ELEVATION US FEET 5303.851
OLD BENCH MARK ID 04-015
AKA NA
LOCATION ON NOME
DESCRIPTION 3" BRASS CAP (STAMPED C.O.A. BM, 4-015)
ATOP A 30" LONG STEEL PIPE IN CONC. AT THE N.W. CORNER
OF E. 30TH AVE. AND NOME ST. (ENT. TO THE "SAND CREEK
WATER REC. FACILITY", MON. BEING 16.4 FT. W. OF W. F.L.
NOME ST. AND 8.5 FT. E. OF SIGN THAT IS 16.8 FT. S. OF CH.
LK FE. FOR YARD.
GIS_PLATPAGE 02D
MONUMENT_TYPE BC

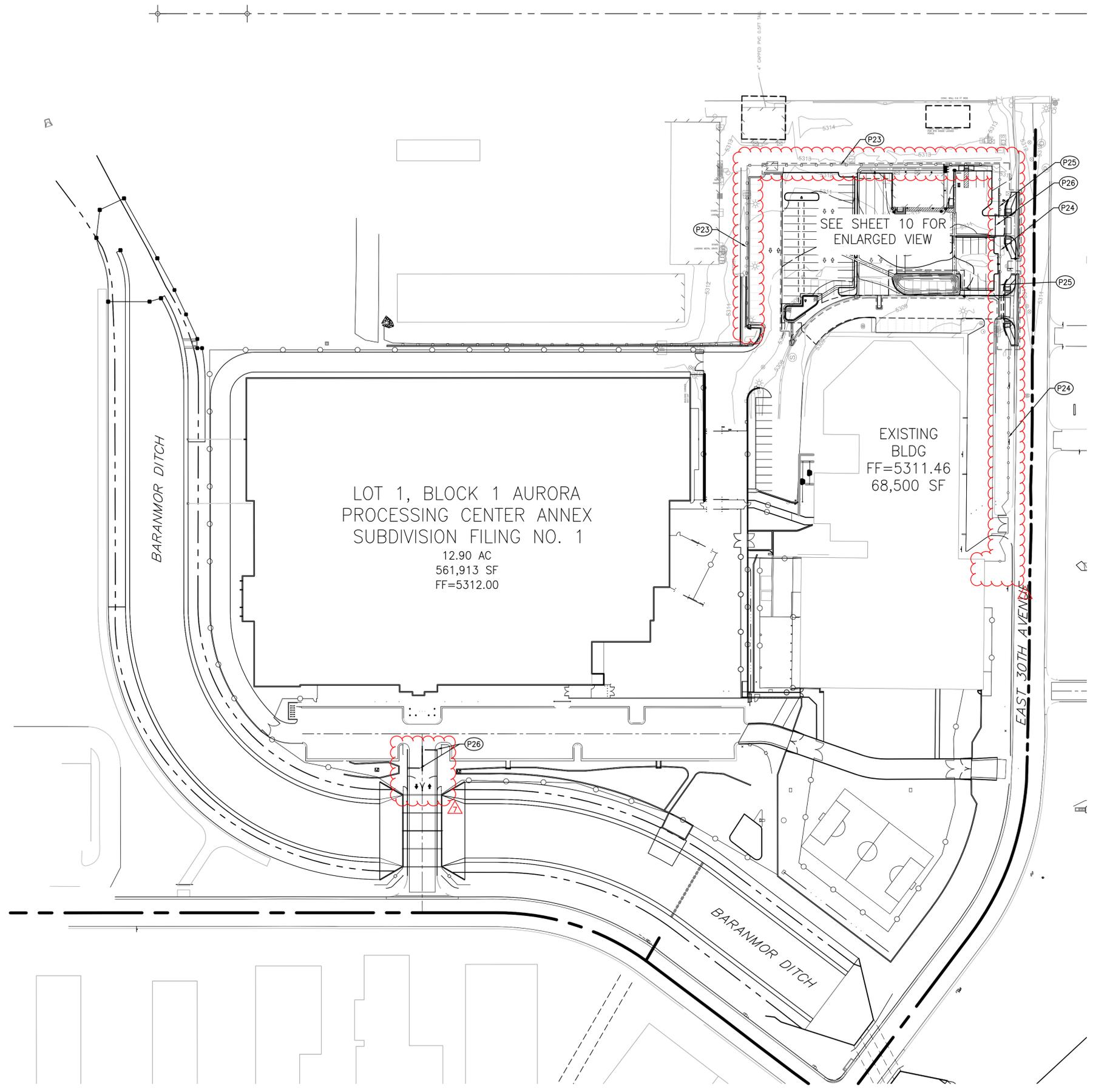


LEGEND:

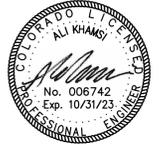
--- PROPERTY LINE

CONSTRUCTION NOTES:

- (P23) 6' CHAIN LINK FENCE.
- (P24) 8' DECORATIVE IRON FENCING PER DETAIL 6/SHEET 13.
- (P25) CANTILEVER SWING GATES. ONLY CLOSED IN CASE OF RIOT/CIVIL UNREST.
- (P26) EXIT ONLY ELECTRONICALLY CONTROLLED TRAFFIC ARMS.



140 Newport Center Drive, Suite 100
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**AURORA PROCESSING
 CENTER ANNEX
 SUBDIVISION FILING NO. 1**

3130 N. OAKLAND STREET
 AURORA, CO 80010

DATE	ISSUED FOR:
8/16/24	MA-1721231-ADDED FENCE/GATE

*REFER TO SHEET 14 FOR SIGNAGE AND STRIPING PLAN

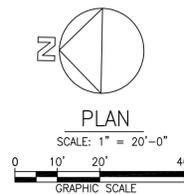
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THE PROJECT BENCHMARK IS:
 COA ID 3S6726SE001
 ELEVATION US FEET :5303.851
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 AKA NA
 LOCATION ON NOME
 DESCRIPTION 3" BRASS CAP (STAMPED C.O.A. BM, 4--015)
 ATOP A 30" LONG STEEL PIPE IN CONC. AT THE N.W. CORNER
 OF E. 30TH AVE. AND NOME ST. (ENT. TO THE "SAND CREEK
 WATER REC. FACILITY", MON. BEING 16.4 FT. W. OF W. F.L.
 NOME ST. AND 8.5FT. E.OF SIGN THAT IS 16.8 FT. S. OF CH.
 LK FE. FOR YARD.
 GIS_PLATPAGE 02D
 MONUMENT_TYPE BC

Date: 08/16/2024
 Project Number: 2200056
 Drawn By: TN
 Checked By: AK
 Scale: AS SPECIFIED

FENCING PLAN



SHEET:
13

AURORA PROCESSING CENTER LANDSCAPE PLAN

3130 N OAKLAND STREET
AURORA, CO 80010

SHEET INDEX	
SHEET NO.	DESCRIPTION
L0.001	COVER SHEET
L-1	LANDSCAPE PLAN PREVIOUSLY APPROVED
L-2	LANDSCAPE PLAN PREVIOUSLY APPROVED
L4.000	TREE MITIGATION PLAN
L4.101	PLANTING PLAN & LANDSCAPE TABLES
L4.301	PLANTING DETAILS

NOTE:

SHEETS L-1 AND L-2 ARE INCLUDED FOR GENERAL REFERENCE AND REPRESENT PLANS PREVIOUSLY APPROVED FOR THE FACILITY. THE PROPOSED PLANTING PLAN REPRESENTS A LANDSCAPE PLAN AMENDMENT TO THE PREVIOUSLY APPROVED PLAN.

CONTEXT MAP



NOT TO SCALE



LANDSCAPE TABLES

Previously Approved Plan Landscape Totals							
Standard Right of Way/Street Perimeter Buffer Table							
Buffer Description / Length	Standard Landscape Requirements	Trees		Shrubs		Ornamental	
		# Required	# Provided	# Required	# Provided	# Required	# Provided
Non Street Frontage North Property - 757 LF	1 Tree, 10 Shrubs / 40 LF	19	38	189	38	N/A	N/A
Parking Lot Buffer North Parking - 550 LF	1 Tree, 10 Shrubs / 40 LF	18	34	36	367	N/A	N/A
Street Perimeter Buffer Oakland St - 770 LF	1 Tree, 10 Shrubs / 40 LF	19	35	94	353	N/A	N/A
Street Perimeter Buffer 30th St North - 400 LF	1 Tree, 10 Shrubs / 40 LF	10	10	100	100	N/A	N/A
Non Street Frontage East Property Line - 1258 LF	1 Tree, 10 Shrubs / 40 LF	0	0	472	481	N/A	N/A
Parking Lot Buffer Service Yard/Misc. - 470 LF	1 Tree, 10 Shrubs / 40 LF	12	23	118	20	N/A	N/A
Street Perimeter Buffer 30th St South - 250 LF	1 Tree, 10 Shrubs / 40 LF	5	6	0	0	N/A	N/A
Non Street Frontage South Parking East - 391 LF	1 Tree, 10 Shrubs / 40 LF	10	10	49	50	N/A	N/A
Non Street Frontage South Parking West - 184 LF	1 Tree, 10 Shrubs / 40 LF	4	4	22	27	N/A	N/A
Special Buffer Sand Creek Buffer - 415 LF	1 Tree, 10 Shrubs / 40 LF	17	17	66	79	N/A	N/A
Parking Lot Buffer 30th Ave - 250 LF	1 Tree, 10 Shrubs / 40 LF	6	6	63	65	N/A	N/A
Building Buffer Table							
North Non Street Frontage - 757 LF	1 Tree / 40 LF	19	27	N/A	N/A	N/A	N/A
East Non Street Frontage - 675'	1 Tree / 40 LF	17	0	N/A	N/A	N/A	N/A
West Parking Lot Buffer - 675'	1 Tree / 40 LF	17	24	N/A	N/A	N/A	N/A

Standard Right of Way/Street Perimeter Buffer Table							
Buffer Description / Length	Standard Landscape Requirements	Trees		Shrubs		Ornamental Grasses	
		# Trees Required	# Trees Provided	# Shrubs Required	# Shrubs Provided	# Required	# Provided
Street Frontage E 30th Ave (East) - 160 LF	1 Tree, 10 Shrubs / 40 LF	4	8	40	59	N/A	101
Adjacent Private Property Buffer (North) - 280 LF	1 Tree, 10 Shrubs / 40 LF	7	11	70	61	33**	54

*LANDSCAPE LF IS BASED OFF OF AVAILABLE LANDSCAPE AREA ALONGSIDE BUILDING
**REQUIRED SHRUB EQUIVALENT TO MEET AURORA CODE STANDARDS

Total Landscape Provided						
	Total Trees Required	Total Trees Provided	Total Shrubs Required	Total Shrubs Provided	Total Ornamental Grasses Required	Total Ornamental Grasses Provided
Previously Approved Planting	121	182	1,310	1,104	N/A	N/A
Planting Amendment	11	32	110	120	31	508
Total Planting	132	214	1,420	1,224	31	508

Tree Preservation Table		
Caliper Inches Removed	Caliper Inches Relocated	Caliper Inches Replaced for Mitigation
74"	0"	30"

OWNER



AURORA PROCESSING CENTER
 3130 N. OAKLAND STREET
 AURORA, COLORADO 80010

SIGNATURE & SEAL

REVISIONS

NO.	COMMENTS	DATE
1	CITY COMMENTS REVISION	04/28/2023
1	PLANTING DESIGN	8/08/2022

SHEET INFORMATION

DATE	04/28/2023
JOB NUMBER	113599
DRAWN BY	CB
CHECKED BY	BO

NOT FOR CONSTRUCTION

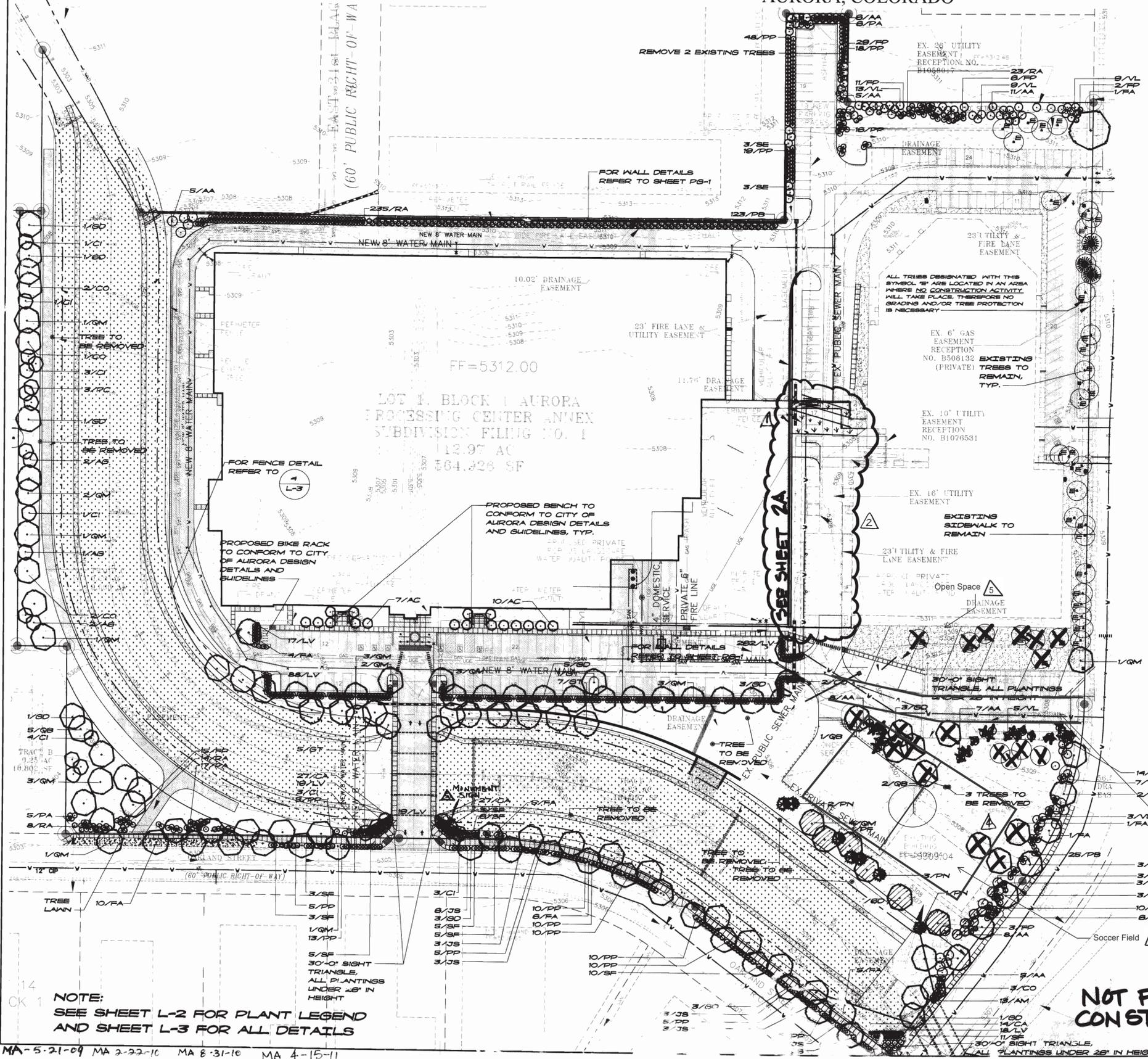
COVER SHEET

SHEET:

14



GEO PROCESSING CENTER ANNEX AURORA, COLORADO



ELEVATION	ELEVATION LENGTH	TREE EQUIVALENT	TREES PROVIDED	TOTAL TE PROVIDED
NORTH-NON STREET FRONTAGE	757'	19	27	0/27 TE
EAST-NON STREET FRONTAGE	675'	17	0	263/17 TE
WEST-PARKING LOT BUFFER	675'	17	24	0/24 TE

BUFFER DESCRIPTION / LENGTH/ADJ. LAND USE	STANDARD BUFFER WIDTH**/ BUFFER WIDTH PROVIDED	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
NON-STREET FRONTAGE-NORTH PROPERTY LINE-757 LF	1 TREE/10 SHRUBS PER 40'-0" LINEAR FEET	19	189	38	0
PARKING LOT BUFFER-NORTH PARKING-550 LF	1 TREE/DOUBLE ROW OF SHRUBS PER 30'-0" LINEAR FEET	18	367	34	367
STREET PERIMETER BUFFER-OAKLAND STREET-770 LF	1 TREE AND TREE LAWN OR 10 SHRUBS PER 40'-0" LINEAR FEET	19	193	35	353
STREET PERIMETER BUFFER-30TH STREET NORTH-400 LF	1 TREE/10 SHRUBS PER 40'-0" LINEAR FEET	10	100	10	100
NON-STREET FRONTAGE-EAST PROPERTY LINE-1258 LF	1 TREE/10 SHRUBS OR 15 SHRUBS PER 40'-0" LINEAR FEET	0	472	0	481
PARKING LOT BUFFER-SERVICE YARD/MISC. PARKING-470 LF	1 TREE/10 SHRUBS PER 40'-0" LINEAR FEET	12	118	23	20

- NOTES:**
- LANDSCAPE CONTRACTOR SHALL SUPPLY AND DISTRIBUTE COMPOST TO THE SITE. TOPSOIL NATIVE TO THE SITE IS PREFERRED IF AVAILABLE. MIX TOPSOIL/COMPOST AT A RATIO OF 3:1. USE MIXTURE AT A DEPTH OF 2" FOR ALL DISTURBED AREAS AND FOR THE AREAS BACKFILL OF ALL NEW TREES AND SHRUBS. RECYCLE EXISTING SOIL SURFACES PRIOR TO THE ADDITION OF TOPSOIL TO FORM AN ADEQUATE BOND. FOR FINISH GRADING, SOIL SURFACE SHOULD BE A LOOSE MOIST SURFACE. PLANTING SHOULD OCCUR WITHIN 10 DAYS OF SURFACE PREPARATION. FOUR (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SQUARE FEET FOR ANY REVEGETATED AREA IS THE MINIMUM REQUIREMENT.
 - REFER TO SHEET A-3, PHOTOMETRIC PLAN FOR DETAILS ON OUTDOOR LIGHTING.
 - REFER TO SHEET C-1, SITE PLAN FOR THE CALLOUTS OF ALL PROPOSED AND EXISTING SURFACE MATERIALS.
 - ALL UTILITY EASEMENTS SHALL REMAIN UNSTRUCTURED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
 - THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS OBLIGATED ON THE PLAN PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
 - ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 188-HRS AND/OR SEC. 188-HRS MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE. TREES AND SHRUBS WITHIN NON-IRRIGATED NATIVE GRASS AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
 - LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR HYDRANTS FROM BEING IMMEDIATELY DISCOVERABLE. THE FIRE DEPARTMENT SHALL NOT BE DISTURBED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS. A 3'-0" CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
 - ALL EXISTING TREES TO BE PRESERVED ARE TO BE PROTECTED ACCORDING TO THE CITY OF AURORA'S POLICY ON PRESERVATION OF EXISTING TREES. ONCE FORESTRY DEPARTMENT INSPECTS AND FORWARDS FINDINGS AND RECOMMENDATIONS THIS INFORMATION SHALL BE ADDED TO LANDSCAPE PLANS.
 - ALL DISTURBED AREAS ARE TO BE REVEGETATED WITH THE FOLLOWING SEED MIX

COMMON NAME	SCIENTIFIC NAME	VARIETY	POUNDS PER ACRE
SAND CREEK NATIVE RESTORATIVE GRASS MIX			
SAND BLUESTEM	ANDROPOGON HALLII	SAGEON	3.5
SIBERIAN GRAMA	BOUTELOUA CURPINDULA	SHUTE	3
SUPRALGRASS	BUCHLOE DACTYLODES	SHARPS	3
PRAIRIE SANDREED	CALAMOVILUM LONGIFOLIUM	SOBHEN	3.5
BLUE GRAMA	CHORANDRUM BRACHY	HACHITA	4.5
WESTERN WHEATGRASS	PASCOPYRUM SWITHII	BARTON	5
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	PASTURA	3
SAND DROPSIED	SPOROBIUM CRYPTANDRUM	NATIVE	2
DAMP OR LOW AREAS, DITCHES, DETENTION PONDS			
SUPRALGRASS	BUCHLOE DACTYLODES	TEXOKA	9
BLUE GRAMA	CHORANDRUM BRACHY	HACHITA	7
SWITCHGRASS	PANICUM VERGATUM	BLACONELL	6
WESTERN WHEATGRASS	PASCOPYRUM SWITHII	BARTON	6
SAND DROPSIED	SPOROBIUM CRYPTANDRUM	NATIVE	1
BLAND BALTGRASS	DICTYCHUS STRICTA	NATIVE	5
PRAIRIE CORDSGRASS	SPARTINA FECTINATA	NATIVE	5

- LEGEND:** NAME OF TURF GRASS MIX
- DAMP OR LOW AREAS, DITCHES, DETENTION PONDS MIX (NON-IRRIGATED)
 - SAND CREEK NATIVE RESTORATIVE GRASS MIX (NON-IRRIGATED)
 - REVELLE SOC (IRRIGATED)
 - EXISTING SOIL TO REMAIN
 - PROPOSED PAVEMENT
- MIX SEE SEED MIX ABOVE, AVAILABLE AT ARKANSAS VALLEY SEED COMPANY OR ROCKY MOUNTAIN SEED CO. REFER TO SHEET L-4 FOR RE-ESTABLISHMENT**
- SEE SEED MIX ABOVE, AVAILABLE AT ARKANSAS VALLEY SEED COMPANY OR ROCKY MOUNTAIN SEED CO. REFER TO SHEET L-4 FOR RE-ESTABLISHMENT**
- REVELLE AVAILABLE AT BARDNER TURF FARMS OR GRAPP'S TURF FARM**

SITE DATA
 LAND AREA WITHIN PROPERTY LINES = 17.15 ACRES
 GROSS FLOOR AREA = 203,000 S.F.
 NUMBER OF BUILDINGS = 1 BUILDING
 MAXIMUM HEIGHT OF BUILDINGS = 15'-0" TO 27'-0"
 TOTAL BUILDING COVERAGE = 32% AND 239,671 S.F.
 HARD SURFACE AREA = 31% AND 233,012 S.F.
 LANDSCAPE AREA = 37% AND 274,284 S.F.

PARKING

PARKING SPACES REQUIRED = 360 SPACES
 PARKING SPACES PROVIDED = 383 SPACES
 HANDICAPPED SPACES REQUIRED = 8 SPACES
 HANDICAPPED SPACES PROVIDED = 10 SPACES
 VAN LOADING SPACES REQUIRED = 2 SPACES
 VAN LOADING SPACES PROVIDED = 2 SPACES

NOTE A TOTAL OF 115.5' OF CALIPER INCHES WILL BE LOST AND REPLACED WITH \$16,799.00

TREE TO BE REMOVED AND RELOCATED OR REPLACED IN LIKE KIND AND LOCATION
 TREE OR BUSH TO BE RELOCATED



THE GEO GROUP INC.
 Mr. Ed Spooner
 ONE PARK PLACE SUITE 700
 6211 NORTHWEST 53rd Street
 BOCA RATON, FLORIDA 33487
 (561) 999-7375

NO.	ISSUE DESCRIPTION	DATE
NO. 1	PRE-PLANNING	AUG 7 2007
NO. 2	DEVELOPMENT APPLICATION	OCT 11 2007
NO. 3	DEVELOPMENT APPLICATION	OCT 26 2007
NO. 4	DEVELOPMENT APPLICATION	JAN 25 2008
NO. 5	DEVELOPMENT APPLICATION	MAR 17 2008
NO. 6	DEVELOPMENT APPLICATION	APR 22 2008
NO. 7	DEVELOPMENT APPLICATION	JUN 20 2008
NO. 8	DEVELOPMENT APPLICATION	AUG 15 2008
NO. 9	DEVELOPMENT APPLICATION	NOV 21 2008

NOTE: SEE SHEET L-2 FOR PLANT LEGEND AND SHEET L-3 FOR ALL DETAILS

MA-5-21-09 MA 2-22-10 MA 8-31-10 MA 4-15-11

GEO PROCESSING CENTER ANNEX AURORA, COLORADO

EXISTING TREES TO BE REMOVED AND MITIGATED			
NUMBER OF TREES TO BE RELOCATED	NUMBER OF TREES TO BE REMOVED	CAL. IN. TOTAL FOR NEEDED MITIGATION	NUMBER OF TREES NEEDED FOR MITIGATION
0	23 TREES = 375.5'DIA	131" CAL. INCHES	SEE SITE PLAN FOR WAIVER

BUFFER DESCRIPTION / LENGTH/ADJ. LAND USE	STANDARD BUFFER WIDTH**/ BUFFER WIDTH PROVIDED	# TREES REQUIRED	# SHRUBS REQUIRED	# TREES PROVIDED	# SHRUBS PROVIDED
STREET PERIMETER BUFFER- 30TH STREET SOUTH- 250 LF	1 TREE AND 2 TREE LAWN PER 40'-0" LINEAR FEET	6	0	6	0
NON-STREET FRONTAGE- SOUTH PARKING EAST- 391 LF	1 TREE AND 5 SHRUBS PER 40'-0" LINEAR FEET	10	49	10	50
NON-STREET FRONTAGE- SOUTH PARKING WEST- 184 LF	1 TREE AND 5 SHRUBS PER 40'-0" LINEAR FEET	4	22	4	27
SPECIAL BUFFER- SAND CREEK BUFFER- 415 LF	1 TREE AND 10 SHRUBS PER 25'-0" LINEAR FEET	17	166	17	179
PARKING LOT BUFFER- 250 LF	1 TREE AND 10 SHRUBS PER 40'-0" LINEAR FEET	6	63	6	65

- NOTES:**
- LANDSCAPE CONTRACTOR SHALL SUPPLY AND DISTRIBUTE COMPOST TO THE SITE. TOPSOIL NATIVE TO THE SITE IS PREFERRED IF AVAILABLE. MIX TOPSOIL COMPOST AT A RATIO OF 2:1. USE MIXTURE AT A DEPTH OF 2" FOR ALL DISTURBED AREAS AND FOR THE AVOIDED BACKFILL OF ALL NEW TREES AND SHRUBS. SCARIFY EXISTING SOIL SURFACE PRIOR TO THE ADDITION OF TOPSOIL TO FORM AN ADEQUATE BOND. FOR FINISH GRADING, SOIL SURFACE SHOULD BE A LOOSE MOIST SURFACE. PLANTINGS SHOULD OCCUR WITHIN 10 DAYS OF SURFACE PREPARATION. FOUR (4) CUBIC YARDS OF ORGANIC MATERIAL PER 1000 SQUARE FEET FOR ANY REVEILLED AREA IS THE MINIMUM REQUIREMENT.
 - REFER TO SHEET A-3, PHOTO-METRIC PLAN FOR DETAILS ON OUTDOOR LIGHTING.
 - REFER TO SHEET C-1, SITE PLAN FOR THE CALLOUTS OF ALL PROPOSED AND EXISTING SURFACE MATERIALS.
 - ALL UTILITY BARRIERS SHALL REMAIN UNOBTURATED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
 - THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPE MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPES WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
 - ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON IRRIGATED RESTORATIVE AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 16-108 AND/OR SEC. 16-109, MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE. TREES AND SHRUBS WITHIN NON-IRRIGATED NATIVE GRASS AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
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 - ALL DISTURBED AREAS ARE TO BE REVEILLED WITH THE FOLLOWING SEED MIX

COMMON NAME	SCIENTIFIC NAME	VARIETY	POUNDS PLS/ACRE
SAND CREEK NATIVE RESTORATIVE GRASS MIX			
SAND BLUESTEM	ANDROPOGON HALLII	GARDEN	3.5
SIBBOATS GRAMA	BOUTELOUA CURTIPENDULA	BLITTE	3
BUFFALOGRASS	BUCHLOE DACTYLODES	SHARPS	4
PRAIRIE SANDREED	CALAMOVILPA LONGIFOLIA	SOBHEN	3
BLUE GRAMA	CHORISANDRA	HAGHTA	5.5
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	BARTON	5
LITTLE BLUESTEM	SCHIZACHYRUM SCOPARUM	PASTURA	3
SAND CROPPED	SPOROBOLEUS CRYPTANDORUS	NATIVE	2
DAMP OR LOW AREAS, DITCHES, DETENTION PONDS			
BUFFALOGRASS	BUCHLOE DACTYLODES	TEXOKA	6
BLUE GRAMA	CHORISANDRA BRACILIS	HAGHTA	7
SWITCHGRASS	PANICUM VIRGATUM	BLACKWELL	6
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	BARTON	5
SAND CROPPED	SPOROBOLEUS CRYPTANDORUS	NATIVE	1
INLAND SALTSGRASS	CRISTILIS STRICTA	NATIVE	5
PRAIRIE COCKGRASS	SPARTINA PECTINATA	NATIVE	5

LEGEND:

- DAMP OR LOW AREAS, DITCHES, DETENTION PONDS MIX (NON-IRRIGATED)
- SAND CREEK NATIVE RESTORATIVE GRASS MIX (NON-IRRIGATED)
- REVEILLE SOD (IRRIGATED)
- EXISTING SOD TO REMAIN
- PROPOSED PAVEMENT

DEVELOPER/OPERATOR:
GEO

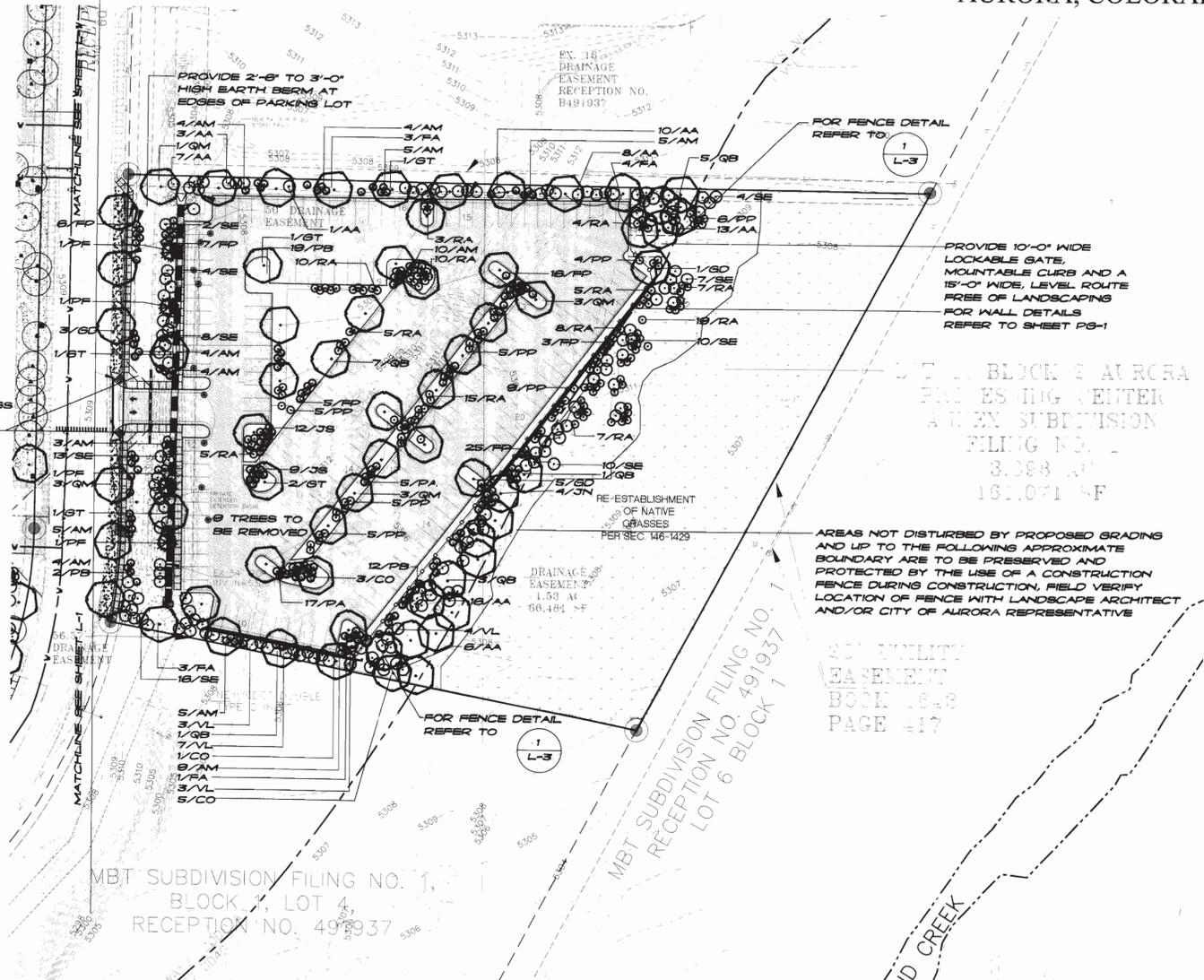
SITE DATA
 LAND AREA WITHIN PROPERTY LINES = 17.15 ACRES
 GROSS FLOOR AREA = 203,000 S.F.
 NUMBER OF BUILDINGS = 1 BUILDING
 MAXIMUM HEIGHT OF BUILDINGS = 15'-0" TO 27'-0"
 TOTAL BUILDING COVERAGE = 32% AND 239,671 S.F.
 HARD SURFACE AREA = 31% AND 233,012 S.F.
 LANDSCAPE AREA = 37% AND 274,284 S.F.

PARKING
 PARKING SPACES REQUIRED = 366 SPACES
 PARKING SPACES PROVIDED = 383 SPACES
 HANDICAPPED SPACES REQUIRED = 8 SPACES
 HANDICAPPED SPACES PROVIDED = 10 SPACES
 VAN LOADING SPACES REQUIRED = 2 SPACES
 VAN LOADING SPACES PROVIDED = 2 SPACES



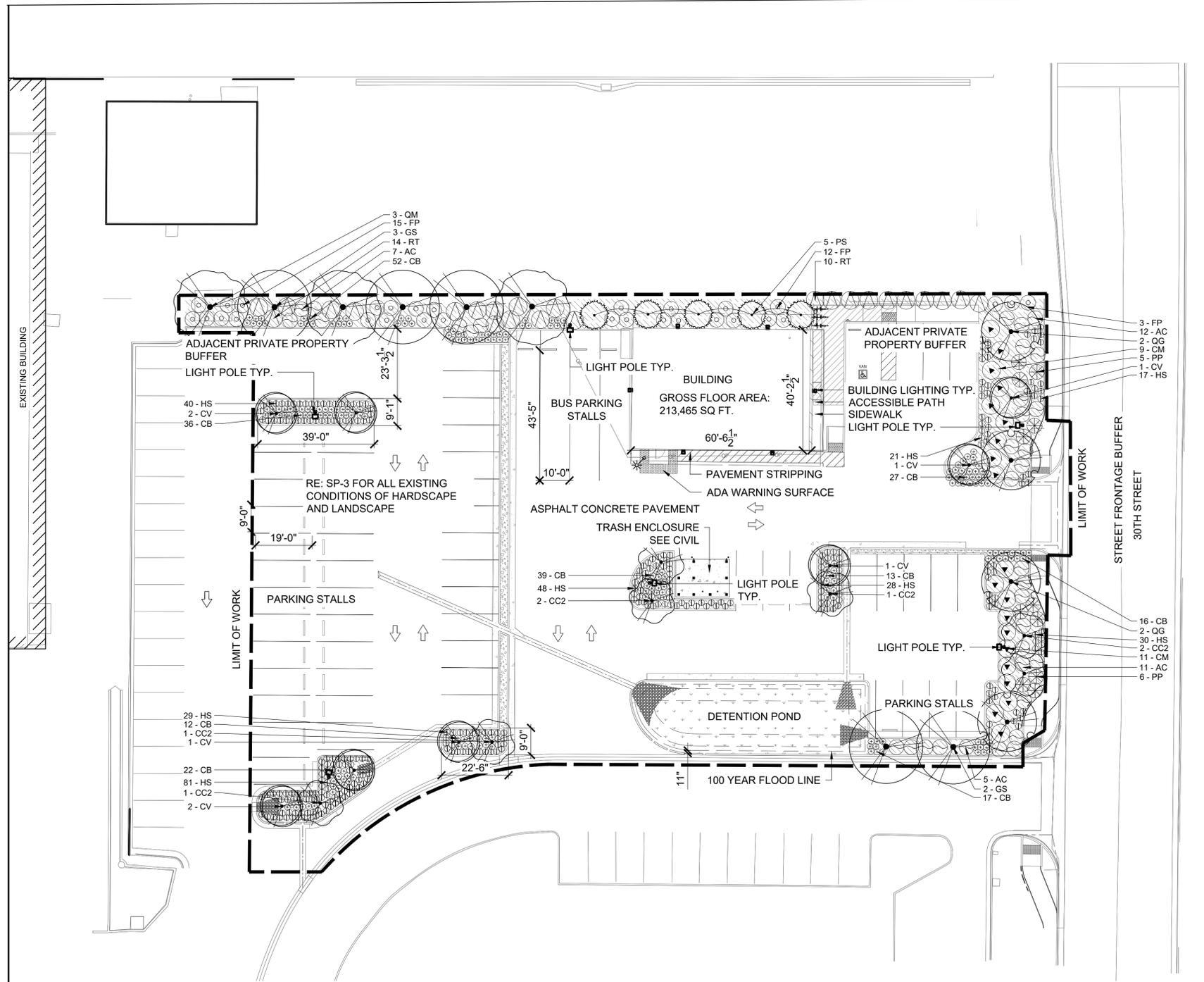
THE GEO GROUP INC.
 Mr. Ed Spooner
 ONE PARK PLACE, SUITE 700
 621 NORTHWEST 53rd Street
 BOCA RATON, FLORIDA 33487
 (561) 999-7375

NO.	ISSUE DESCRIPTION	DATE
NO. 1	PRE-PLANNING	AUG 7 2007
NO. 2	DEVELOPMENT APPLICATION	OCT 11 2007
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NO. 9	DEVELOPMENT APPLICATION	NOV 21 2008



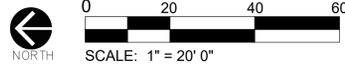
PLANT LIST

SYMBOL KEY	QTY	COMMON NAME	BOTANICAL NAME	O.C.	SIZE	W.R.
ORNAMENTAL TREES						
PC	3	CHANTICLEER PEAR	PYRUS CALLERYANA 'CHANTICLEER'		2" CAL.	XX
CI	15	THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUSSALLI 'INERMIS'		2" CAL.	XXXX
AS	5	BISTOOTH MAPLE	ACER GRANDIDENTATUM		2" CAL.	XXXX
AC	17	AUTUMN BRILLIANCE SERVICEBERRY	AMELANCHIER X GRANDIFOLIA		2" CAL.	XXXX
DECIDUOUS TREES						
CO	19	HACKBERRY	CELTIS OCCIDENTALIS		2.5" CAL.	XX
GD	35	KENTUCKY COFFEETREE	GYMNOCLADUS DIOICA		2.5" CAL.	XX
GT	17	SKYLINE HONEYLOCUST	GLIODITSA TRIACANTHOS INERMIS		2.5" CAL.	X
FA	40	AUTUMN PURPLE ASH	FRAXINUS AMERICANA		2.5" CAL.	X
QB	33	QUERCUS BICOLOR	QUERCUS BICOLOR		2.5" CAL.	XX
QM	33	QUERCUS MACROCARPA	BURR OAK		2.5" CAL.	XXXX
JN	4	BLACK WALNUT	JUGLANS NIGRA		2" CAL.	NR
EVERGREEN TREES						
PF	5	LIMBER PINE	PINUS FLEXIS		8' HT	XXXX
PN	6	AUSTRIAN PINE	PINUS NIGRA		8' HT	XXXX
SHRUBS						
PA	50	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA		4'-0"	5 GAL. XX
AM	66	BLACK CHOKEBERRY	ARONIA MELANOCARPA		4'-0"	5 GAL. X
FP	141	APACHE PLUME	FALLUSIA PARADOXA		4'-0"	5 GAL. XXXX
AA	131	SERVICEBERRY	AMELANCHIER ALNIFOLIA		5'-0"	5 GAL. X
PP	218	PAWNEE BUTTTS SANDCHERRY	PRUNUS PUMILA		4'-0"	5 GAL. X
PB	204	WESTERN SAND CHERRY	PRUNUS BESSEYI		4'-0"	5 GAL. X
RA	384	GROLOW SUMAC	RHUS AROMATICA 'GRO LOW'		4'-9"	5 GAL. XXXX
LV	408	LODENSE PRIVET	LISUSTRUM VULSARE 'LODENSE'		3'-0"	5 GAL. XX
JS	52	BROADMOOR JUNIPER	JUNIPERUS SABINA 'BROADMOOR'		4'-0"	5 GAL. XX
SE	80	COYOTE WILLOW	SALIX EXIGUA		5'-0"	5 GAL. X
SF	51	FRITSCHIANA SPIREA	SPIRAEA FRITSCHIANA		4'-0"	5 GAL. X
VL	63	NANNYBERRY VIBURNUM	VIBURNUM LENTAGO		5'-0"	5 GAL. X
CA	68	FEATHER REED GRASS	CALAMOSOSTIS ARUNDINECEA		3'-0"	5 GAL. X



CITY OF AURORA STANDARD LANDSCAPE NOTES

- SOIL PREPARATION SHALL BE FOUR CUBIC YARDS OF ORGANIC MATERIAL PER 1,000 SQ FT AREA MIN.
- SURFACE MATERIAL OF WALKS SHALL BE CONCRETE. SURFACE MATERIAL OF VEHICULAR DRIVES AND PARKING LOTS SHALL BE ASPHALT.
- ALL UTILITY EASEMENTS SHALL REMAIN UNOBTSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
- THE DEVELOPER, THEIR SUCCESSORS, AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING WILL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO ISSUANCE OF CERTIFICATES OF OCCUPANCY.
- ALL LANDSCAPED AREAS AND PLANT MATERIAL, EXCEPT FOR NON-IRRIGATED NATIVE, RESTORATIVE, AND DRYLAND GRASS AREAS THAT COMPLY WITH REQUIREMENTS FOUND IN SEC. 146-4.7 MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO REQUIREMENTS FOUND IN THE CITY OF AURORA IRRIGATION ORDINANCE.
- LANDSCAPE MATERIAL PLACEMENT SHALL NOT BE PLACED OR KEPT NEAR FIRE HYDRANTS, FIRE DEPARTMENT INLET CONNECTIONS OR FIRE PROTECTION CONTROL VALVES IN A MANNER THAT WOULD PREVENT SUCH EQUIPMENT OR FIRE HYDRANTS FROM BEING IMMEDIATELY DISCERNIBLE. THE FIRE DEPARTMENT SHALL NOT BE DETERRED OR HINDERED FROM GAINING IMMEDIATE ACCESS TO FIRE PROTECTION EQUIPMENT OR HYDRANTS.
- A 5 FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS.
- LANDSCAPING MATERIAL SHOWN WITHIN THE SITE PLAN CANNOT ENCROACH INTO ROADWAYS THAT ARE DEDICATED (OR DESIGNATED) AS FIRE LANE EASEMENTS (OR CORRIDORS).
- ALL PROPOSED LANDSCAPING WITHIN THE SIGHT TRIANGLE SHALL BE IN COMPLIANCE WITH COA ROADWAY SPECIFICATION, SECTION 4.04.2.10.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	CC2	7	CERCIS CANADENSIS EASTERN REDBUD	3" CAL.	MEDIUM
	CV	8	CRATAEGUS VIRIDIS 'WINTER KING' WINTER KING HAWTHORN	3" CAL.	LOW
	GS	5	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE' SKYLINE HONEY LOCUST	3" CAL.	MEDIUM
	PS	5	PINUS STROBIFORMIS SOUTHWESTERN WHITE PINE	6' HT.	XERIC
	QG	4	QUERCUS GAMBELII GAMBEL OAK	3" CAL.	XERIC
	QM	3	QUERCUS MUEHLENBERGII CHINKAPIN OAK	3" CAL.	LOW
LARGE SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	CM	20	CHAMAEBATIARIA MILLEFOLIUM FERNBUSH	5 GAL.	XERIC
	FP	30	FALLUGIA PARADOXA APACHE PLUME	5 GAL.	XERIC
	RT	24	RHUS TRILOBATA SKUNKBUSH SUMAC	5 GAL.	XERIC
MEDIUM SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	AC	35	AMORPHA CANESCENS LEADPLANT	5 GAL.	XERIC
	PP	11	PINUS MUGO 'PUMILIO' DWARF MUGO PINE	5 GAL.	MEDIUM
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	CB	214	CALAMAGROSTIS BRACHYTRICHA KOREAN FEATHER REED GRASS	5 GAL.	LOW
	HS	294	HELICTOTRICHON SEMPERVIRENS BLUE OAT GRASS	5 GAL.	LOW
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	NA	1,825 SF	NATIVE SEED ARKANSAS VALLEY DETENTION / WETLAND MIX	---	
MULCH	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	WATER USE
	RM	382 SF	ROCK MULCH ROCK MULCH	---	
	WW	6,172 SF	WOOD MULCH WOOD MULCH	---	

LANDSCAPE TABLES

Buffer Description / Length	Standard Landscape Requirements	Trees		Shrubs		Ornamental Grasses	
		# Trees Required	# Trees Provided	# Shrubs Required	# Shrubs Provided	# Required	# Provided
Street Frontage E 30th Ave (East) - 160 LF	1 Tree, 10 Shrubs / 40 LF	4	8	40	59	N/A	101
Adjacent Private Property Buffer (North) - 280 LF	1 Tree, 10 Shrubs / 40 LF	7	11	70	61	33**	54

*LANDSCAPE LF IS BASED OFF OF AVAILABLE LANDSCAPE AREA ALONGSIDE BUILDING
**REQUIRED SHRUB EQUIVALENT TO MEET AURORA CODE STANDARDS

Conserving Irrigation (SOD) (SF)	Water Conserving Irrigation (NON-SOD) (SF)	Total Landscape (SF)	Conserving Irr. / Total Landscape Area (SF)	Exst. Building (SF)	Non-Water (Z) / Hardscape (SF)	Total Site Area (SF)
0	7,669	7,669	0.00%	2,423	33,695	43,787

Caliper Inches Removed	Caliper Inches Relocated	Caliper Inches Replaced for Mitigation
74"	0"	30"

SIGNATURE & SEAL

REVISIONS

NO.	COMMENTS	DATE
1	CITY COMMENTS REVISION	04/28/2023
1	PLANTING DESIGN	8/08/2022

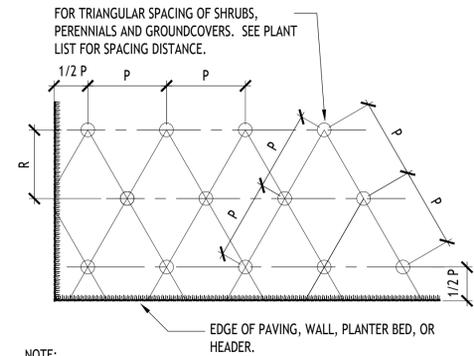
SHEET INFORMATION

DATE	04/28/2023
JOB NUMBER	113599
DRAWN BY	CB
CHECKED BY	BO

NOT FOR CONSTRUCTION

PLANTING PLAN & LANDSCAPE TABLES

SHEET: 17



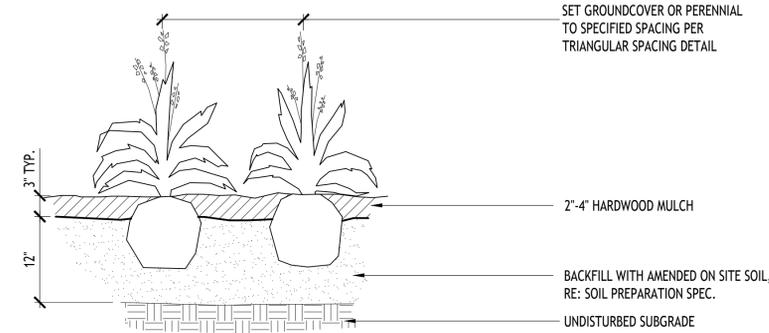
TYPICAL SPACING CHART

P	R	AREA PER PLANT SQ. FT.
4"	3 7/16"	.096
6"	5 1/4"	.22
8"	7"	.385
10"	8 3/4"	.60
12"	10 3/8"	.87
18"	15 5/8"	1.95
24"	20 3/4"	3.46
30"	26"	5.42
36"	31"	7.80
48"	41 1/2"	13.84
60"	52"	21.65
72"	62 3/8"	31.20

NOTE:
1. SPACING AND PLANT QUANTITY SHALL BE VERIFIED IN FIELD BY LANDSCAPE CONTRACTOR. ANY INDIFERENCES BETWEEN THE BUILT LANDSCAPE AND THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BEFORE PLANTING INSTALLATION.

E SHRUB PLANTING SPACING

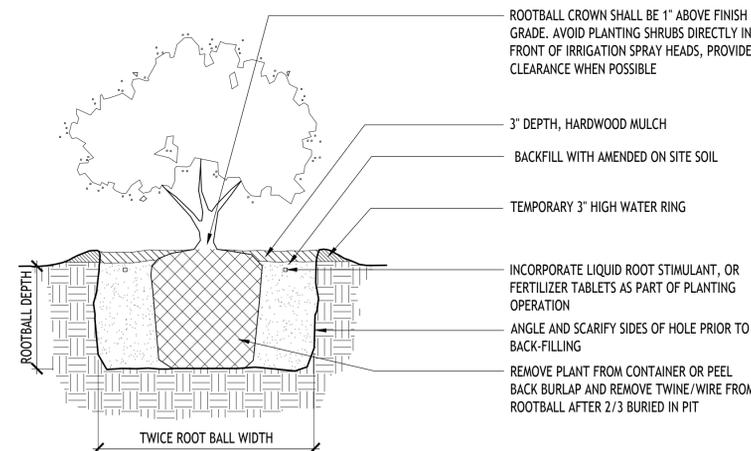
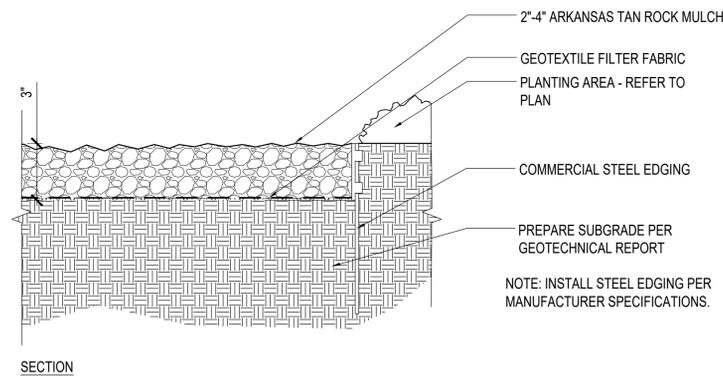
SCALE: NOT TO SCALE



NOTE:
1. MIN. ROOT SPREAD TO BE IN ACCORDANCE WITH 'AMERICAN STANDARDS FOR NURSERY STOCK'
2. PRUNE ALL DAMAGED, DISEASED, OR WEAK LIMBS AND ROOTS.
3. CLEANLY PRUNE ALL DAMAGED ROOT ENDS.
4. DO NOT ALLOW ROOTS TO DRY OUT DURING INSTALLATION PROCESS

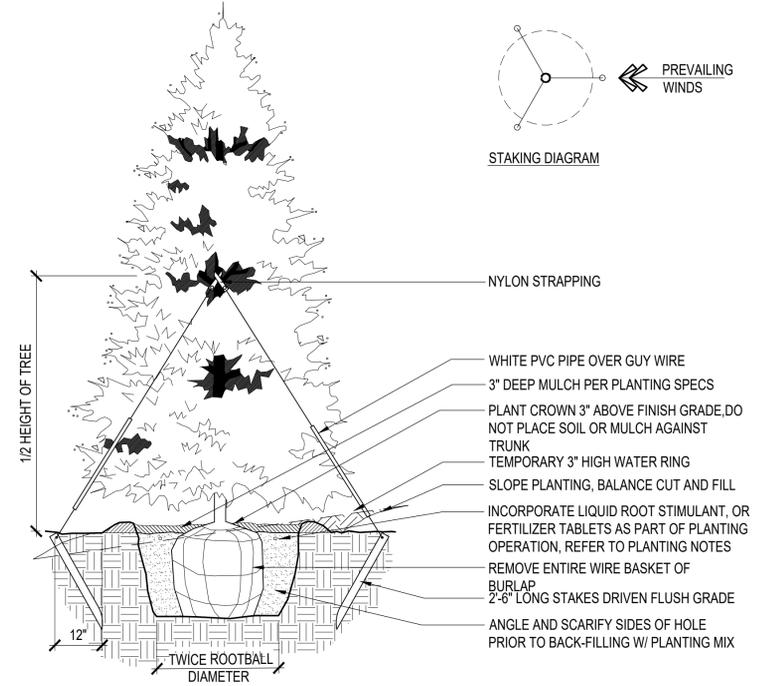
D ORNAMENTAL GRASS PLANTING

SCALE: NOT TO SCALE



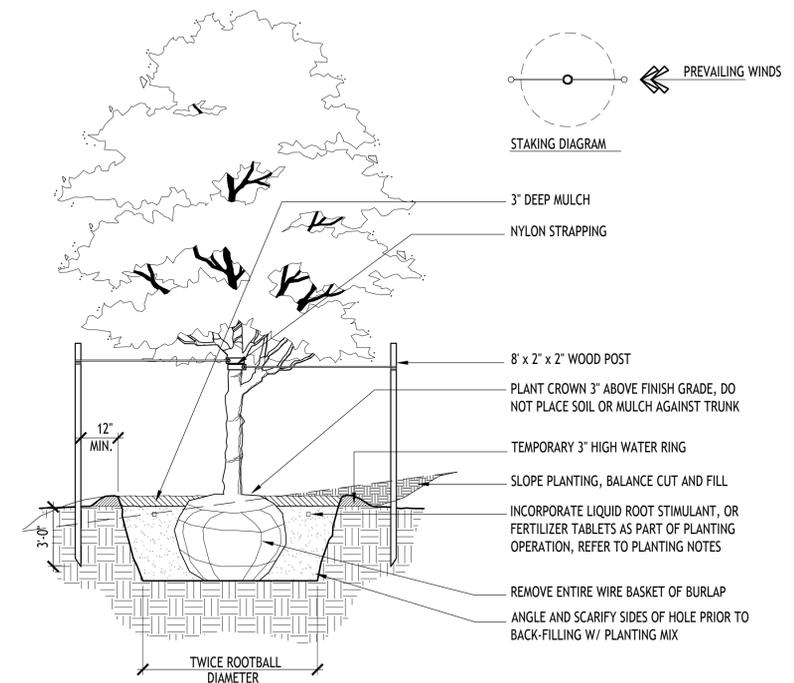
C SHRUB PLANTING

SCALE: NOT TO SCALE



B CONIFEROUS TREE PLANTING

SCALE: NOT TO SCALE



A DECIDUOUS TREE PLANTING

SCALE: NOT TO SCALE

F ROCK MULCH W/ STEEL EDGING

SCALE: 2" = 1'-0"

OWNER



AURORA PROCESSING CENTER
3130 N. OAKLAND STREET
AURORA, COLORADO 80010

SIGNATURE & SEAL

REVISIONS

NO.	COMMENTS	DATE
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SHEET INFORMATION

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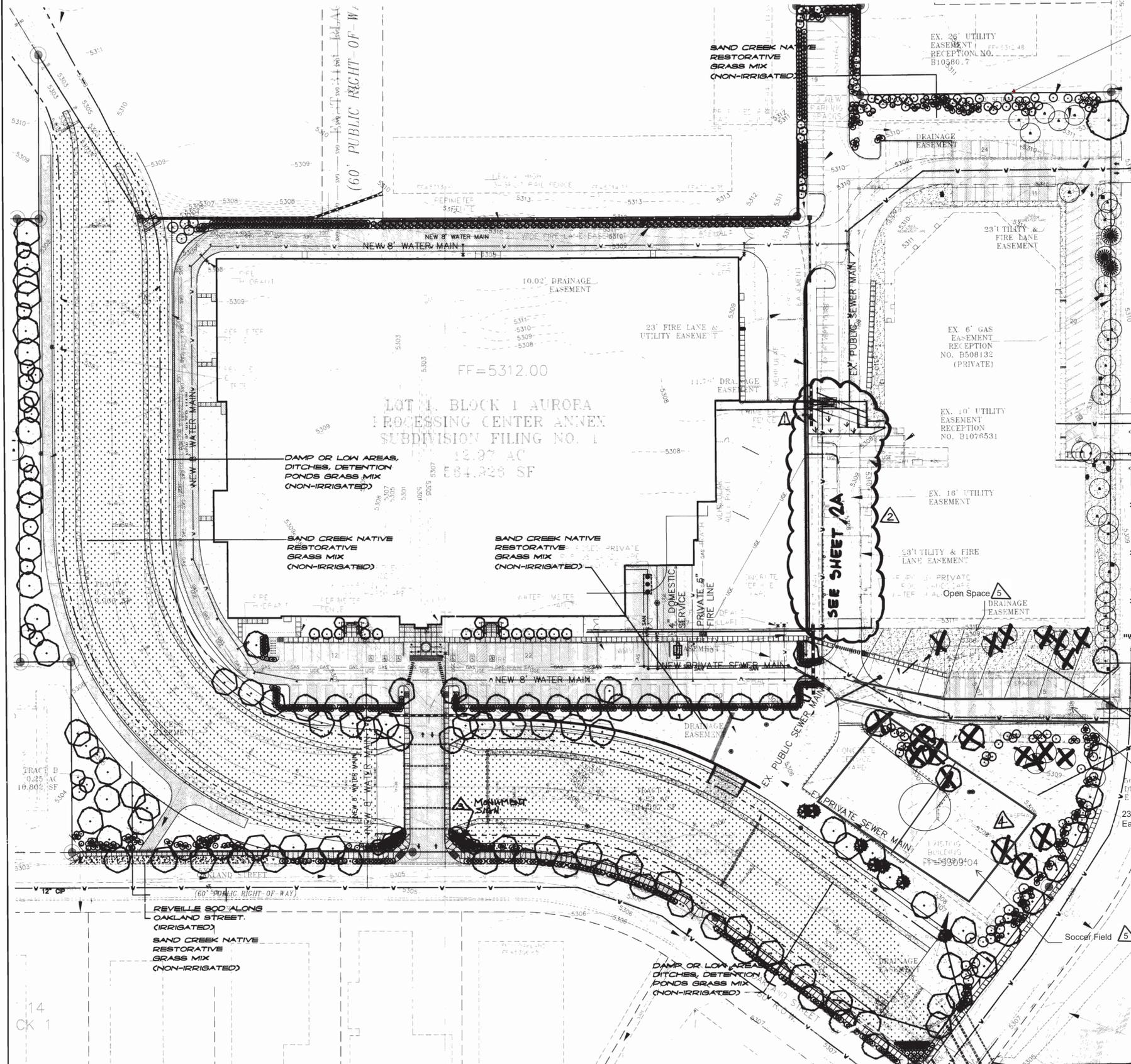
PLANTING DETAILS

SHEET: 18

GEO PROCESSING CENTER ANNEX AURORA, COLORADO

6

These shrubs are not existing, only the trees.
See sheet 15 for new shrub planting.



REFER TO SHEET L-5
FOR ALL NOTES FOR
THE REVEGETATION
REQUIREMENTS

EXISTING TURF TO
REMAIN, TYP.

PROPOSED PAVEMENT

SOD

LEGEND:

- SAND CREEK NATIVE RESTORATIVE GRASS MIX (NON-IRRIGATED)
- REVELLE 800 (IRRIGATED)
- DAMP OR LOW AREAS, DITCHES, DETENTION PONDS GRASS MIX
- EXISTING TURF TO REMAIN
- PROPOSED PAVEMENT

- MIX
- SEE SEED MIX ON SHEET L-5.
- REVELLE, TEXAS BLUEGRASS/KENTUCKY BLUEGRASS BLEND
- SEE SEED MIX ON SHEET L-3

NOT FOR
CONSTRUCTION



0 25 50 100 FT 1"=50'-0"

DEVELOPER/OPERATOR:



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BOCA RATON, FLORIDA 33487
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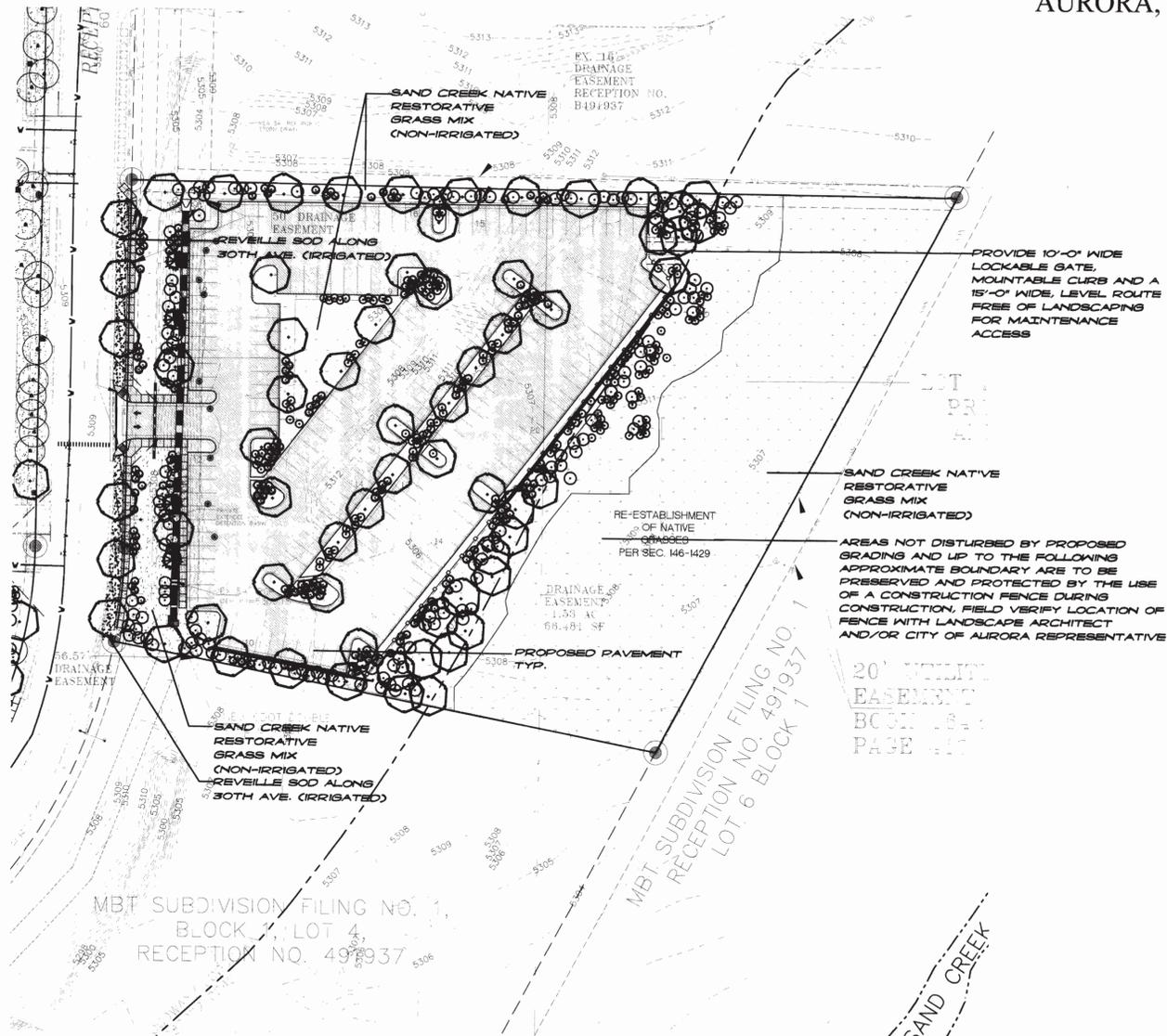
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SHEET 9
LANDSCAPE REVEGETATION PLAN - SHEET 19

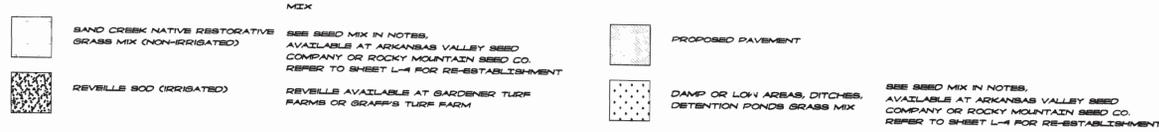
GEO PROCESSING CENTER 2007-6063-00

MA-5-21-09 MA-2-22-10 MA 8-31-10 MA 4-15-11

GEO PROCESSING CENTER ANNEX AURORA, COLORADO



LEGEND:



REVEGETATION NOTES

- A. Establishment and Acceptance
 1. Acceptance inspections. A growing season shall be defined as the time period between June 1 through September 30. Inspections shall be conducted at the end of each of the first three growing seasons. To qualify for an inspection the seed must have been in the ground for a full growing season, regardless of the seeding date.
 2. Initial acceptance. Initial acceptance shall be granted when it is determined that a non-irrigated seeded area of native or naturalized grass meets the following requirements:
 - a. Germination is visibly evident when self-sustaining and healthy stands of grass are in place and evenly distributed throughout the seeded area.
 - b. Dominant vegetation in the seeded area is grass and there are no large continuous bare spots greater than nine (9) square feet.
 - c. The contractor has controlled noxious weeds in the area.
 - d. Failure to achieve the above shall warrant reseeding the deficient area.
 3. Conditional acceptance. At the close of the second full growing season from the time of seeding, the area seeded will be examined for conditional acceptance. Conditional acceptance shall be based on the following:
 - a. There is a uniform and even distribution of healthy plants of the specified grass species with grass being the dominant plant. There must be at least three (3) desirable native grass planted species per square foot.
 - b. The contractor has controlled noxious weeds in the area.
 - c. There shall be no voids (areas devoid of desirable native grass species) greater than four (4) feet in diameter.
 - d. There is evidence as found in items a, b, and c above that a vegetation and weed management program has been in place and has been effective in establishing a sustainable stand of grass. Failure to achieve the above shall warrant reseeding in deficient area.
 4. Full acceptance. Generally after a period of not less than three full growing seasons from the time of seeding, the grass stand should resemble native or undisturbed stands of grass in the same area or in areas with similar elevation and soil type found in the same county. More specifically, full acceptance shall be granted when it has been determined that the specified grasses meet the following requirements:
 - a. An estimated 85% coverage of desirable grass species as determined by a qualified revegetation specialist utilizing either a standard hoop method or standard point intercept method of determining vegetative canopy cover.
 - b. The area is uniformly vegetated with desirable grass species. There shall be no voids (areas devoid of desirable native grass species) of greater than three (3) square feet.
 - c. There are no visible signs of erosion and/or silt deposits.
 - d. The contractor has controlled noxious weeds in the area. The area shall be free of noxious weeds, including but not limited to, Canadian thistle, Russian thistle, barnyard weed, napweed, and morning glory, as determined by a qualified revegetation specialist.
 - e. Failure to achieve the above shall warrant reseeding the deficient area. The Contractor shall warranty the reseeded area for a period of one growing season after corrective seeding operations. The warranty shall also include mowing and weed control as specified. The Contractor shall not be held responsible for circumstances beyond his control such as lack of adequate and timely natural precipitation. These circumstances, however, must be documented and submitted to the owner's authorized representative before inspections are conducted (as noted above) in order for the contractor to be released of responsibility for re-seeding an area.

- A. Monitoring and Stewardship Program Development.
 5. Maintenance of seed areas during construction and during the specified post-construction maintenance period.
 - a. Seeding success depends upon control of weed competition during the first three growing seasons. The site should be monitored for undesirable plant species. Avoid mowing of native grasses if wildflowers are included in the seed mixture.
 - i.a. Hand pull noxious weeds, removing as much of the root system as possible.
 - ii.b. Use weed eaters to selectively cut off the seed heads of noxious weeds.
 - iii.c. Use selective broadleaf herbicide such as 2-4-D with a backpack sprayer or wick applicator. Be careful not to apply herbicide on more than one square foot in any given area.
 - iv.d. Use a Bush Hog type mower and mow to a height of 4-6 inches prior to flowering of weed species, if needed. Do not mow the seeded species after the seed heads have set.
 - b. The site should be continually monitored for undesirable plant species during the subsequent years of growth. If weed control needs to be performed on areas with wild flowers utilize either method (i, ii, iii). Again, avoid mowing of native grasses with wild flowers, if the Contractor deems that an area should be mowed multiple times in a season, the Contractor shall specify the mowing schedule in a submitted maintenance program and shall notify the Owner's Authorized Representative when mowing is to take place. Further, he must document the mowing in maintenance log book.
 6. Fencing. Temporary fencing may be required for the protection of the seeding. Contractor shall protect seeded areas by maintaining warning signs and barriers erected during seeding operations. Contractor shall repair seeded areas damaged by traffic and/or vandalism during the construction period and during the specified maintenance period.
 7. Initial notification. No later than 30 days following placement of seed, a letter shall be sent to the Director of Planning indicating the seed has been placed in accordance with the plans and specifications. The tags from the seed mixes must be supplied to the contractor and forwarded to the Owner's Authorized Representative. Legible copies of the tags must be sent with the notification letter to the Director of Planning.
 8. Yearly report. No later than October 15, after the first full growing season following seeding and/or each following year until full acceptance has been granted, the owner shall provide to the Director of Planning a yearly report. The report shall consist of a description of the turf's condition and photographs of each seeded area. A follow-up inspection may be required.
 9. Fencing. Temporary fencing may be required for the protection of the seeding. Contractor shall protect seeded areas by maintaining warning signs and barriers erected during seeding operations. Contractor shall repair seeded areas damaged by traffic and/or vandalism during the construction period and during the specified maintenance period.
 10. Re-seeding. If after receipt of any of the required reports or on-site inspections it is determined that germination of any seeded area does not comply with subsection (A), Establishment and Acceptance, the Director of Planning or Director of Parks and Open Space may require re-seeding.
 11. Irrigation Requirements and Supplemental Irrigation. When it is determined at the time of initial acceptance that a poor or standard stand of grass resulting in areas where minimal or no germination has occurred or if the turf does not comply with establishment requirements found in subsection (A), the Director of Planning or Director of Parks and Open Space may require supplemental irrigation until the turf meets the requirements for establishment and acceptance. Supplemental irrigation shall consist of any permanent or temporary system that is connected to the city water or city re-use water supply. Hand watering or watering by truck in areas greater than one (1) acre shall not be permitted as the only means of irrigation.
 12. Trees and Shrubs Located within Revegetated Areas. All trees and shrubs located within non-irrigated turf areas shall be watered by a permanent underground automatic irrigation system except in reestablished wetland areas.
 13. Exemptions. Anyone who is not conveying land to the city, and installs an underground automatic irrigation system in accordance with current code requirements shall be exempt from subsection (B) of this section. A separate revegetation plan will not be required. Such applicants shall also be exempt from the requirements of subsection (A) except that the initial Acceptance requirement of (A)(1)(2) shall still apply.
 14. Procedures and Practices. The following procedures and practices have proven to be viable for the successful establishment of non-irrigated native, dryland and restorative grasses.
 9. Soil characteristics and identifications. Soils tests for all areas to be seeded or re-seeded are best obtained following replacement of topsoil to determine available organics and remaining native seed source. Tests should be completed for each soil association as found in the applicable county's Soil Survey, by the United States Department of Agriculture, Soil Conservation Service, in cooperation with Colorado Agricultural Experiment Station. Include test location, chemical analysis and soil amendment recommendations.
 10. Soil amendment requirements. Soils shall be amended before seeding is to take place. It is the contractor's responsibility to determine that the soils are adequate for the germination and growth of the specified seed mix. Requirements shall be established by doing a soils analysis after the over lot grading for an area is complete. Organic amendments shall be BioComp (available from A1-Organics, www.a1organics.com) or comparable product.
 11. Site preparation. The following steps shall be completed for site preparation.
 - a. Salvage topsoil. Remove and stockpile top 6" of topsoil prior to beginning over lot grading. Topsoil shall be stockpiled to the greatest extent practicable on site (within "limits of construction") for use on areas to be re-vegetated. Any and all stockpiles shall be placed in an approved location and protected from erosive elements using measures specified in the erosion control plan. The saved topsoil should then be spread evenly over the area to be seeded. Following grading, the seeded should be disced and/or ripped to a depth of eight (8) inches. Remove all rubble, stones and extraneous material over two (2) inches in diameter from the site. Undertake appropriate weed control measures, following all applicable federal, state, and local laws and regulations. Natural vegetation shall be retained and protected whenever possible. Exposure of soil to erosion by removal or disturbance of vegetation shall be limited to the area required for immediate construction operations and for the shortest practical period of time.
 - b. Soil amendments. Add amendments as described in the soils analysis to each area that will be seeded. Disc or rip soil amendments to a depth of 8" before applying seed.
 12. Seeding methods and slope limitations. The following seeding methods are recommended for the following slope conditions and may vary depending on soil conditions and exposure.
 - a. Drilling. Seed shall be drilled on 3:1 or flatter slopes. A rangeland drill will be utilized to uniformly drill seed. The drill shall be equipped with double disk furrow openers, depth bands, press wheels or drag chains. Row spacing shall not exceed 7". The specified grass seed mixture will be applied uniformly in one direction on the contour of the soil surface where possible.
 - b. Broadcasting. Inaccessible and steep slope areas may be hand seeded as follows. Broadcast seed shall be hand ranked or dragged to a depth as may be required by the seed. The seed rate should be increased by two (2) times the drill seed rates to compensate for difficulties in controlling seed. - Seed may be broadcast whenever any of the following conditions exist:
 - i. slopes greater than 3:1 or
 - ii. broken or rocky ground or
 - iii. small and/or inaccessible areas.
 - c. Hydroseeding. Hydro or Hydraulic seeding may be used in areas with greater than 3:1 slopes that are not suited for drilling or are too large to be practical for broadcasting. Hydro or Hydraulic seeding is not an acceptable alternative to drill seeding. It is recommended that seeding and mulching do not occur in one application. Seed rates should be two (2) times drill seed rates.
 13. Seeding and timing. At the risk of the owner, seeding may occur any time when weather conditions permit, except when the ground is frozen. It is recommended that the seeding occur between October 1 and May 1, to take advantage of natural moisture. However, seeding may occur in the planting seasons specified below (unless otherwise approved by the owner's authorized representative):
 - a. Spring: from ground thaw through June 15
 - b. Fall: from August 15 through ground freeze
 - c. Please refer to the acceptance sections as to the timing of the acceptance periods and definition of the growing season.

14. Mulching and erosion control
 - Mulches shall be applied in accordance with requirements established during soils analysis and may consist of nursery crops, straw, hydraulic mulches and other approved organic materials. Hydromulch is required on slopes exceeding 3:1. Application of erosion control netting may be required on slopes exceeding 3:1 where surface drainage is present. Requirements for erosion and sedimentation control as stated in Section 138 and Public Works document "Roadway Specifications Manual, Chapter 45" shall apply. Some form of matching is required on all disturbed areas.
 - All disturbed areas shall be seeded within thirty (30) days from the date of initial exposure. Additional time may be granted with written approval from the Erosion Control Inspector. The seeded area shall be crimped mulched and the mulch attached within twenty-four (24) hours after seeding. Areas not mulched and attached within twenty-four (24) hours after seeding must be re-seeded with the specified mix at the contractor's expense, prior to mulching and attaching. On steep slopes, or other specified areas as shown on the planting plan, which are difficult to mulch and attach by conventional methods, burlap or other blanketing materials properly anchored and secured may be used when approved by the County Engineer.
 - After seeding has been completed, apply 1.5 tons per acre of native grass hay that is certified weed free in accordance with the Colorado Department of Agriculture standards. Preference is given to native grass hay from Kansas, Oklahoma or Nebraska that consists of warm season species such as Little Bluestem, Switchgrass, Sideoats grama, etc. Hay shall be mechanically crimped. On steep slopes where mechanical crimping is unfeasible, apply a tackifier according to manufacturer's recommendations.
 - An acceptable alternative method is to use 2 tons per acre of straw that is certified weed free in accordance with the Colorado Department of Agriculture standards. Straw to be derived from cereal grains, wheat, oats, rye, or barley. Straw shall be mechanically crimped and a tackifier shall be applied according to manufacturer's recommendations.

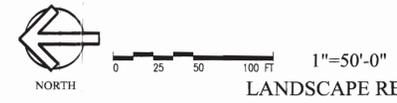
ALL DISTURBED AREAS ARE TO BE REVEGETATED WITH THE FOLLOWING SEED MIX

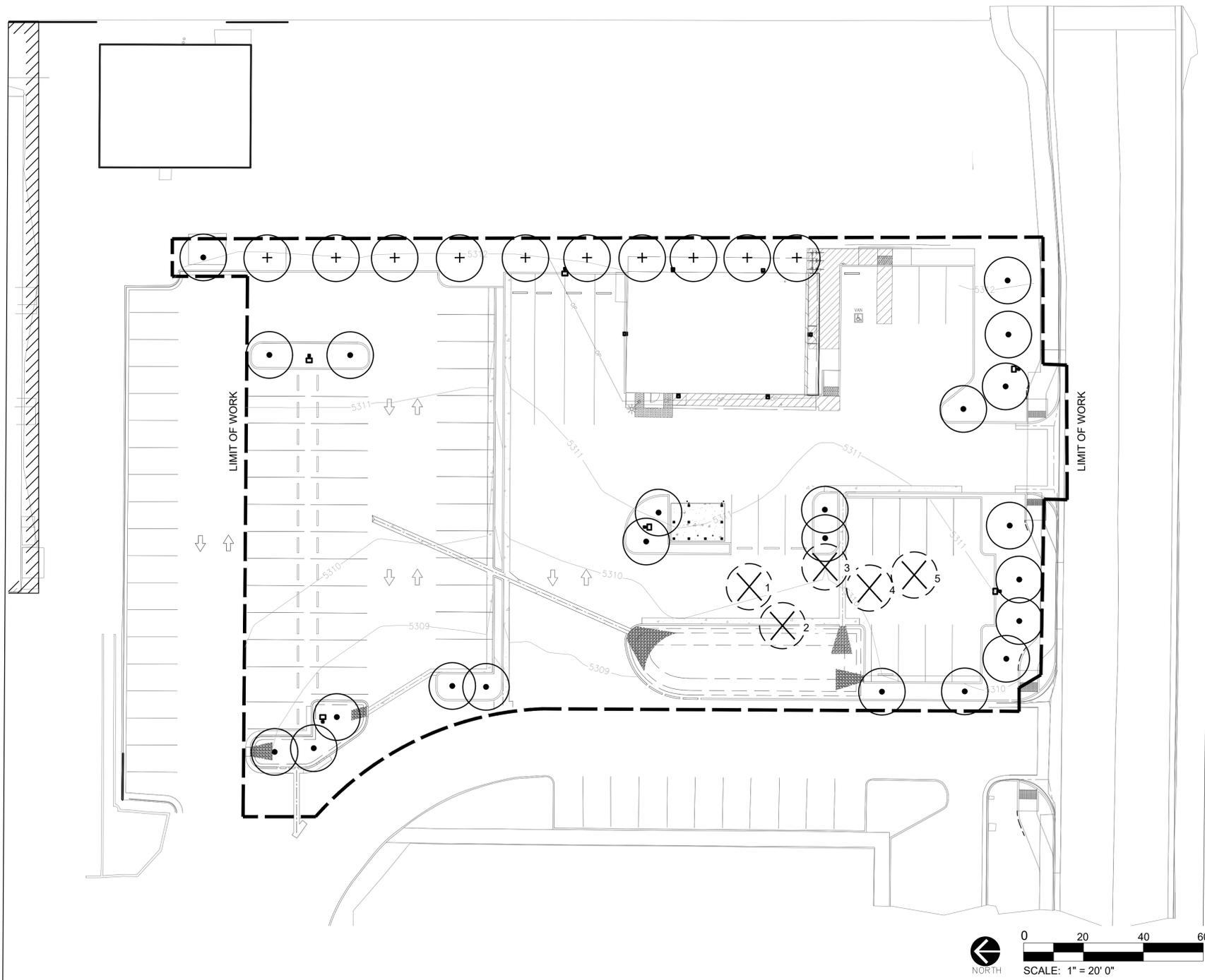
COMMON NAME	SCIENTIFIC NAME	VARIETY	POUNDS PLS/ACRE
SAND CREEK NATIVE RESTORATIVE GRASS MIX			
SAND BLUESTEM	ANDROPOGON HALLII	SARDON	3.5
SIDEGRASS	BOUTELOUA CURTIPENDULA	BUTTE	3
SUPRALGRASS	BUCHLOE DACTYLODES	SHARPS	3
PRAIRIE SANDRIB	CAULOPOGON LONGIPOLLA	SOBBEN	3
BLUE GRAMA	CHONDROSIM GRACILE	HACHITA	3.5
NORTHERN HEATGRASS	PASCOPYRUM SMITHI	BARTON	3
LITTLE BLUESTEM	BOERHOUTIA SCORPARIUM	PASTURA	3
SAND CROPPED	SPOROBOLEUS CRYPTANDRUM	NATIVE	2
DAMP OR LOW AREAS, DITCHES, DETENTION PONDS GRASS MIX			
SUPRALGRASS	BUCHLOE DACTYLODES	TEXOKA	3
BLUE GRAMA	CHONDROSIM GRACILE	HACHITA	3
SWITCHGRASS	PANICUM VERGATUM	BLACKWELL	3
NORTHERN HEATGRASS	PASCOPYRUM SMITHI	BARTON	3
SAND CROPPED	SPOROBOLEUS CRYPTANDRUM	NATIVE	1
PLAND BALTGRASS	DICTYLIS STRICTA	NATIVE	3
PRAIRIE COROGRASS	SPARTINA PECTINATA	NATIVE	3

- Notes:
- a. vns- variety not stated
 - b. The soils report may require that the seed mixes be changed.
 - c. Depending on the time of the year that the areas are seeded, a nurse crop of annual grains such as oats, barley, or rye, at a rate of 3#PLS/Acre or 5#PLS/Acre of Regreen, may need to be added to the above mixes. This determination will be made by the Owner's Authorized Representative after the soils reports are obtained.
 - d. The formula used for determining the quality of pure live seed (PLS) shall be (pounds of seed) x (purity) x (germination) = pounds of pure live seed (PLS).

DEVELOPER/OPERATOR:
GEO
THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

NO.	ISSUE DESCRIPTION	DATE
NO. 1	PRE-PLANNING	AUG 7 2007
NO. 2	DEVELOPMENT APPLICATION	OCT 11 2007
NO. 3	DEVELOPMENT APPLICATION	OCT 26 2007
NO. 4	DEVELOPMENT APPLICATION	JAN 25 2008
NO. 5	DEVELOPMENT APPLICATION	MAR 17 2008
NO. 6	DEVELOPMENT APPLICATION	APR 22 2008
NO. 7	DEVELOPMENT APPLICATION	JUN 20 2008
NO. 8	DEVELOPMENT APPLICATION	AUG 15 2008
NO. 9	DEVELOPMENT APPLICATION	NOV 21 2008





DEMOLITION SCHEDULE	
	TREES THAT WERE REMOVED
	PROPOSED TREE
	PROPOSED TREE FOR MITIGATION

Tree Preservation Table		
Caliper Inches Removed	Caliper Inches Relocated	Caliper Inches Replaced for Mitigation
74"	0"	30"

Tree Removal Table			
Tree	Species	Diameter	Mitigation Inches
1	Green Ash	16	6
2	Green Ash	15	6
3	Green Ash	16	6
4	Green Ash	15	6
5	Green Ash	12	5
Total		74	30

SIGNATURE & SEAL

REVISIONS		
NO.	COMMENTS	DATE
1	CITY COMMENTS REVISION	04/28/2023
2	PLANTING DESIGN	8/08/2022

SHEET INFORMATION	
DATE	04/28/2023
JOB NUMBER	113599
DRAWN BY	CB
CHECKED BY	BO

NOT FOR CONSTRUCTION

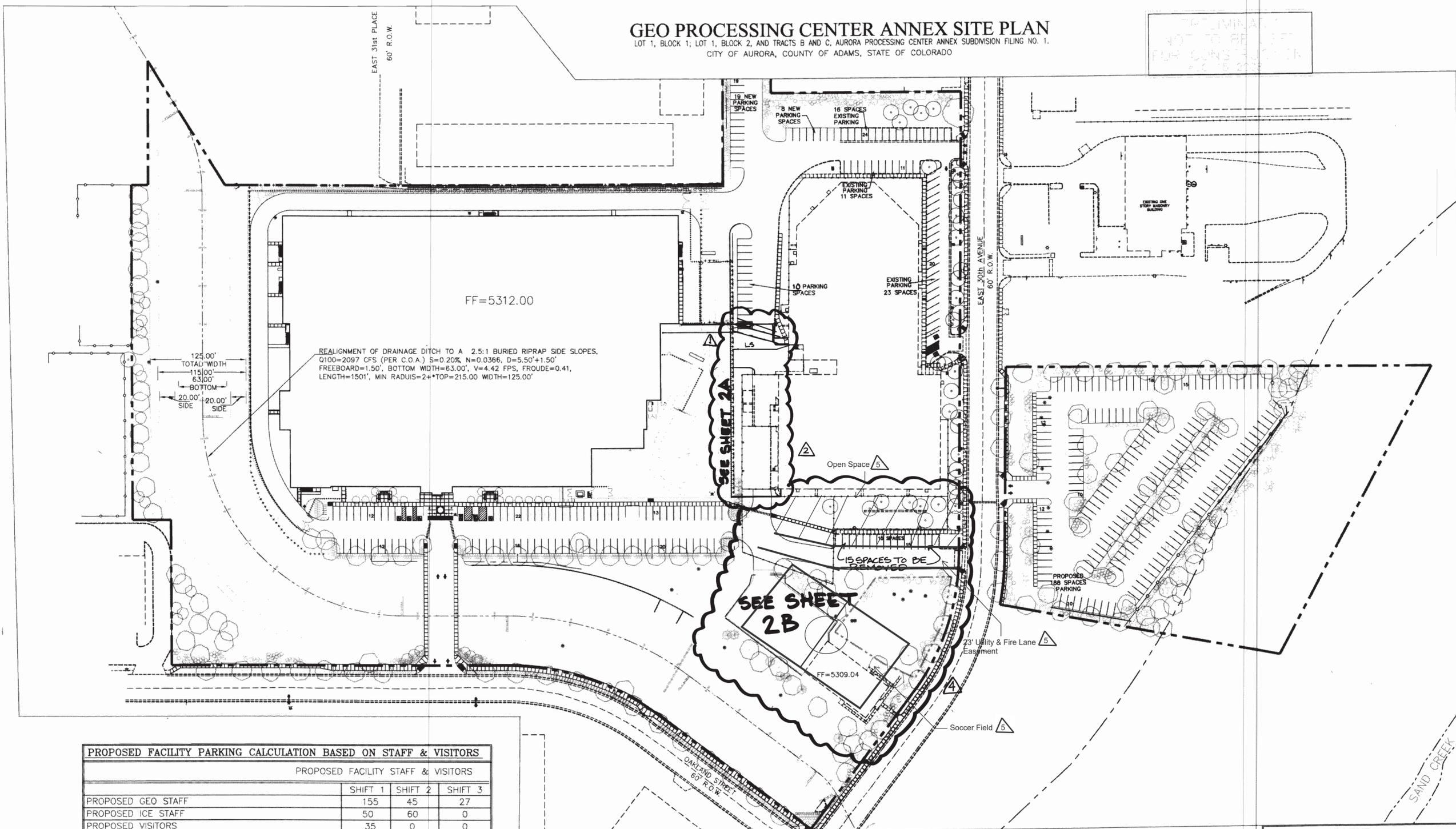
TREE MITIGATION PLAN

SHEET: 21

GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1; LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO

NOT TO BE USED FOR CONSTRUCTION



PROPOSED FACILITY PARKING CALCULATION BASED ON STAFF & VISITORS

PROPOSED FACILITY STAFF & VISITORS			
	SHIFT 1	SHIFT 2	SHIFT 3
PROPOSED GEO STAFF	155	45	27
PROPOSED ICE STAFF	50	60	0
PROPOSED VISITORS	35	0	0
PROPOSED TOTAL NUMBER OF STAFF & VISITORS	240	105	27

MAX NUMBER OF STAFF & VISITORS AT LARGEST SHIFT = 240
(1.5 SPACES PER 1 EMPLOYEE AND VISITOR OF THE LARGEST SHIFT)
 $1.5 \times 240 = 360$ PARKING SPACES REQ.

PROPOSED PARKING

NORTHERN SITE		SOUTHERN SITE	
EXISTING PARKING	= 112 SPACES	EXISTING PARKING	= NOT APPLICABLE
NEW PARKING	= 86 SPACES	PROPOSED PARKING TOTAL	= 184 STANDARD SPACES
PROPOSED PARKING TOTAL	= 198 SPACES	HANDICAPPED PARKING TOTAL	= NOT APPLICABLE
REQUIRED HC PARKING	= 8 SPACES	(NO ACCESSIBLE ROUTE TO MAIN BUILDING)	
PROPOSED HANDICAPPED TOTAL	= 10 SPACES	REQUIRED PARKING = REFER TO PARKING CALCULATIONS	
		TOTAL SITE PARKING = 383 SPACES + 10 HC SPACES	

PROPOSED FACILITY PARKING CALCULATION DATA

PARKING SPACES REQUIRED	360 SPACES REQ.
PARKING SPACES PROVIDED	365 SPACES PROVIDED
HANDICAP SPACES REQUIRED	8 SPACES REQ.
HANDICAP SPACES PROVIDED	8 SPACES PROVIDED
VAN LOADING SPACES REQUIRED	2 SPACES REQ.
VAN LOADING SPACES PROVIDED	2 SPACES PROVIDED
BIKE SPACES REQUIRED	8 SPACES REQ.
BIKE SPACES PROVIDED	12 SPACES PROVIDED

NOTES:

- #1 RELOCATE AND IMPROVE THE EXISTING BARANMOR IRRIGATION DITCH TO MEET THE REQUIREMENTS OF THE URBAN DRAINAGE & FLOOD CONTROL DISTRICT
- #2 PROPOSED AREA LIGHTING TO PROVIDE MIN. OF 1.5 FT. CANDLES PER FOOT
- #3 PROPOSED STREET LIGHTING AS REQUIRED TO MEET CITY STANDARDS



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LANDSCAPED AREAS

NO.	ISSUE DESCRIPTION	DATE
NO. 1	PRE-PLANNING	AUG 7 2007
NO. 2	DEVELOPMENT APPLICATION	OCT 11 2007
NO. 3	DEVELOPMENT APPLICATION	OCT 28 2007
NO. 4	DEVELOPMENT APPLICATION	JAN 25 2008
NO. 5	DEVELOPMENT APPLICATION	MAR 17 2008
NO. 6	DEVELOPMENT APPLICATION	APR 22 2008
NO. 7	DEVELOPMENT APPLICATION	JUN 20 2008
NO. 8	DEVELOPMENT APPLICATION	AUG 15 2008
NO. 9	FINAL MYPARS	NOV 21 2008

MA-5-21-09 MA 2-22-10 MA 4-15-11

Symbol	Label	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	B	KSF2 400M R4W	Specification Area Luminaire, 400W Metal Halide, R4 Wide Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R 4W.ies	38000	0.72	456
	C	KSF2 400M R4W	Specification Area Luminaire, 400W Metal Halide, R4 Wide Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R 4W.ies	38000	0.72	912
	D	ASF2 400M SP (PULSE START)	AERIS FLOOD LUMINAIRE, 400 WATT METAL HALIDE, SPOT REFLECTOR, CLEAR LAMP	ONE 400-WATT CLEAR ED28 METAL HALIDE, VERTICAL BASE UP POSITION	ASF2_400M_S P_(PULSE_ST ART).ies	42000	0.72	451
	G	KSF2 400M R4SC	Specification Area Luminaire, 400W Metal Halide, R4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION	KSF2_400M_R 4SC.ies	38000	0.72	912
	F	KSF2 400M R4SC ASF2 400M SP (PULSE START)	Specification Area Luminaire, 400W Metal Halide, R4SC Sharp Cutoff Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA AERIS FLOOD LUMINAIRE, 400 WATT METAL HALIDE, SPOT REFLECTOR, CLEAR LAMP	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION ONE 400-WATT CLEAR ED28 METAL HALIDE, VERTICAL BASE UP POSITION	KSF2_400M_R 4SC.ies ASF2_400M_S P_(PULSE_ST ART).ies	38000 42000	0.72	912 451
	H	KSF2 400M R4W ASF2 400M SP (PULSE START)	Specification Area Luminaire, 400W Metal Halide, R4 Wide Reflector, Full Cutoff MEETS THE NIGHTTIME FRIENDLY CRITERIA AERIS FLOOD LUMINAIRE, 400 WATT METAL HALIDE, SPOT REFLECTOR, CLEAR LAMP	ONE 400 WATT CLEAR ED28 PULSE START METAL HALIDE IN HORIZONTAL POSITION ONE 400-WATT CLEAR ED28 METAL HALIDE, VERTICAL BASE UP POSITION	KSF2_400M_R 4W.ies ASF2_400M_S P_(PULSE_ST ART).ies	38000 42000	0.72	912 451

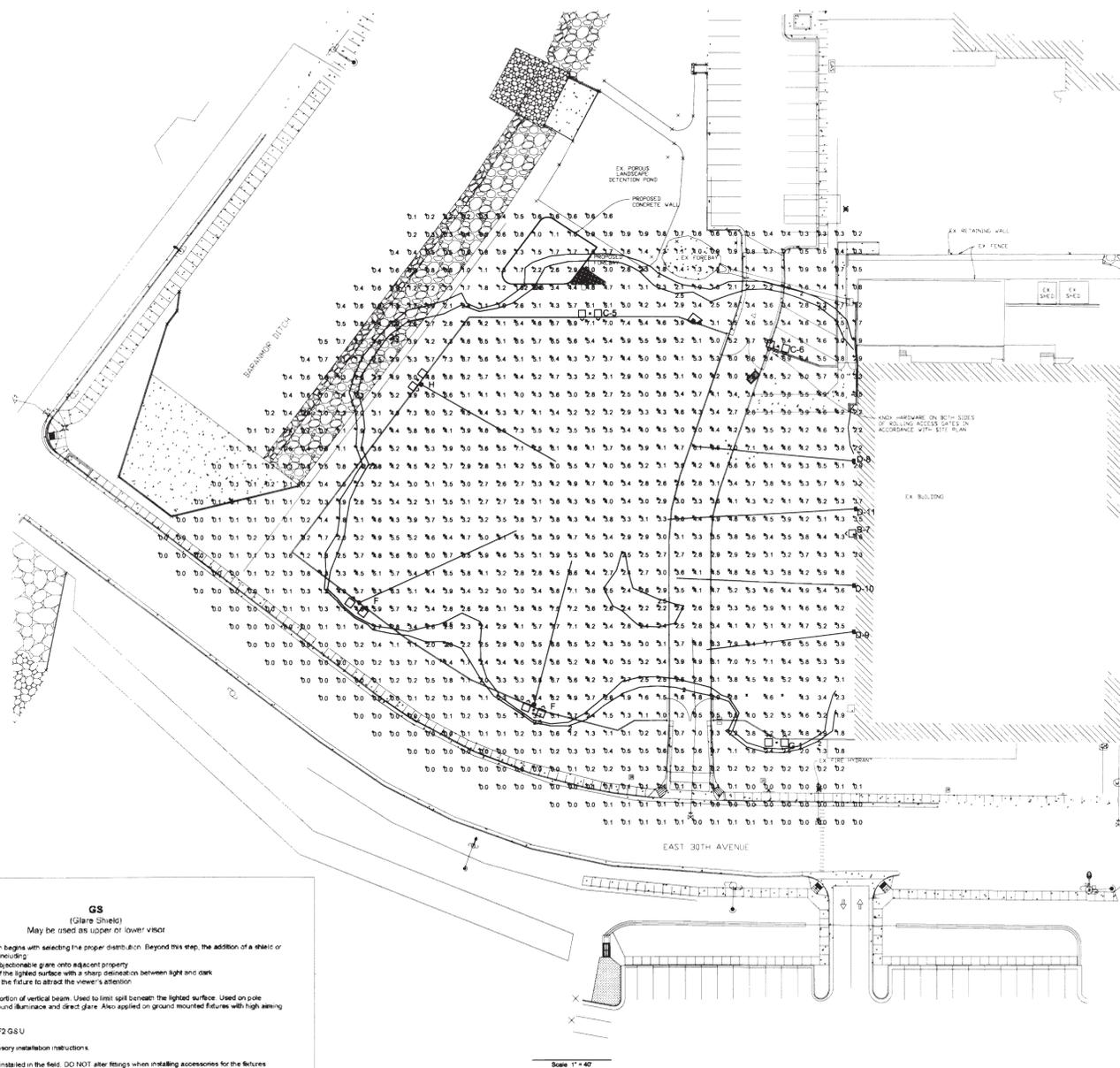
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	G	10240.1	9616.0	30.0	30.0	-89.5	0.0			
2	G	10103.7	9634.5	30.0	30.0	-68.7	0.0			
3	G	10004.1	9692.1	30.0	30.0	-54.0	0.0			
4	C	10038.7	9819.8	30.0	30.0	36.4	0.0			
5	C	10135.5	9856.7	30.0	30.0	89.2	0.0			
6	C	10241.1	9838.2	30.0	30.0	105.6	0.0			
7	B	10282.6	9733.2	30.0	30.0	268.5	0.0	10282.6	9733.2	0.0
8	D	10283.0	9774.0	30.0	30.0	-84.9	71.4	10194.0	9782.0	0.0
9	D	10283.0	9678.0	30.0	30.0	263.0	70.0	10201.0	9666.0	0.0
10	D	10283.0	9704.0	30.0	30.0	-87.7	73.2	10184.0	9708.0	0.0
11	D	10284.0	9747.0	30.0	30.0	266.7	74.1	10179.0	9741.0	0.0
12	D	10104.0	9638.0	30.0	30.0	14.7	70.1	10125.0	9718.0	0.0
13	D	10006.0	9695.0	30.0	30.0	65.6	72.8	10094.0	9735.0	0.0
14	D	10041.0	9817.0	30.0	30.0	119.8	70.9	10116.0	9774.0	0.0

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.7 fc	8.4 fc	0.0 fc	N / A	N / A
interior yard	X	4.2 fc	8.4 fc	0.5 fc	16.8:1	8.4:1

- NOTES**
- Rev: visual files: march 2011: noyard3a.vcl
 - All poles, 30' tall, shown in both Z and MH columns
 - All KSF heads are classified as Full Cut Off
 - All floods shall be aimed below horizontal and equipped with an upper visor to reduce light pollution.
 - Tilt is in degrees.
 - MH is mounting height.

GEO PROCESSING CENTER ANNEX SITE PLAN

LOT 1, BLOCK 1: LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1, CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



GS (Glare Shield)

May be used as upper or lower visor

A good floodlighting application begins with selecting the proper distribution. Beyond this step, the addition of a shield or visor offers several benefits, including:

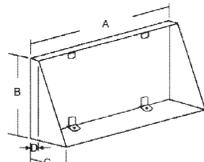
- Minimizing spill light and objectionable glare onto adjacent property
- Enhancing visual appeal of the lighted surface with a sharp delineation between light and dark
- Reducing the tendency for the future to attract the viewer's attention

Description: Restricts lower portion of vertical beam. Used to limit spill beneath the lighted surface. Used on pole mounted luminaires to limit ground luminance and direct glare. Also applied on ground mounted fixtures with high aiming angles.

Order As: ASF1 GS U or ASF2 GS U

Installation: Reference accessory installation instructions.

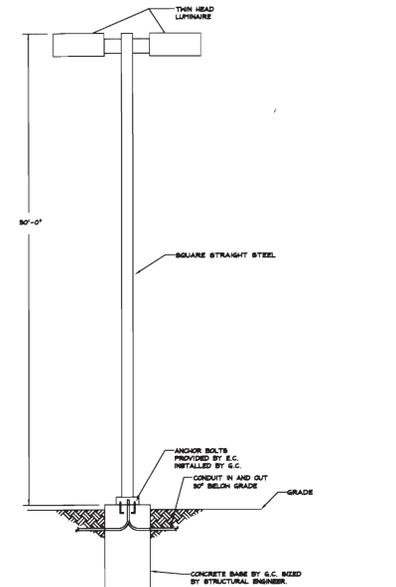
WARNING: Options are to be installed in the field. DO NOT alter fittings when installing accessories for the fixtures. Recheck all screws to insure they will not loosen due to vibration.



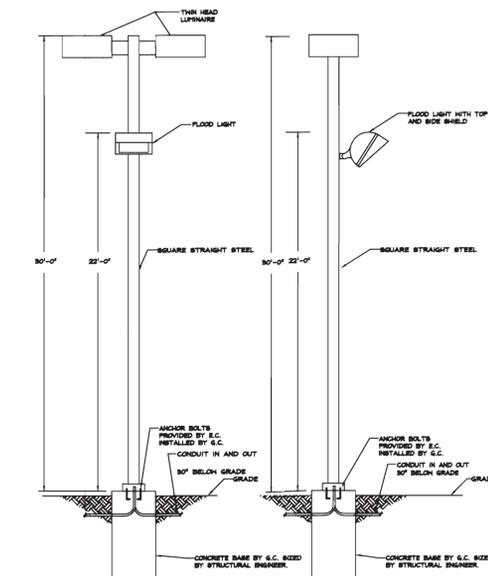
	ASF1	ASF2
(A) Length	15.2" (38.6 cm)	21.2" (53.8 cm)
(B) Height	3.7" (9.4 cm)	12.5" (31.8 cm)
(C) Depth (large side)	4.7" (11.9 cm)	6.5" (16.5 cm)
(D) Depth (small side)	7.25" (18.3 cm)	1.25" (3.2 cm)

Dimensions and specifications on this data are based on the most current available data and are subject to change without notice.

BY LUMINAIRE COMPANY	
Date	3/25/08
Author	P.F.
File	ASF1GS



POLE TYPE C & G
NO SCALE



POLE TYPE H & F
NO SCALE

CIVIL ENGINEER:



DREXEL, BARRELL & CO.
Engineers - Surveyors
1550 17th STREET, SUITE 210
DENVER, COLORADO 80202
CONTACT: KEITH HENSEL, P.E.
(720) 214-0955
BOULDER • COLORADO SPRINGS • GREELEY
STEAMBOAT SPRINGS • GRAND JUNCTION

DEVELOPER/OPERATOR:

THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE, SUITE 700
821 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

AUGUST 11, 2010

SHEET 24
SHEET 12A



THE GEO GROUP, INC.
4055 TECHNOLOGY WAY
BOCA RATON, FLORIDA 33431



140 Newport Center Drive, Suite 100
Newport Beach, CA 92660
O: 949.478.8800
www.kpff.com

AURORA PROCESSING CENTER

3130 N. OAKLAND STREET
AURORA, CO 80010

CONSULTANTS:



PEARSON KENT MCKINLEY RAAF ENGINEERS LLC
1550 WENATTA ST. #200 DENVER, CO 80202
720.738.4500 WWW.PKMRENG.COM

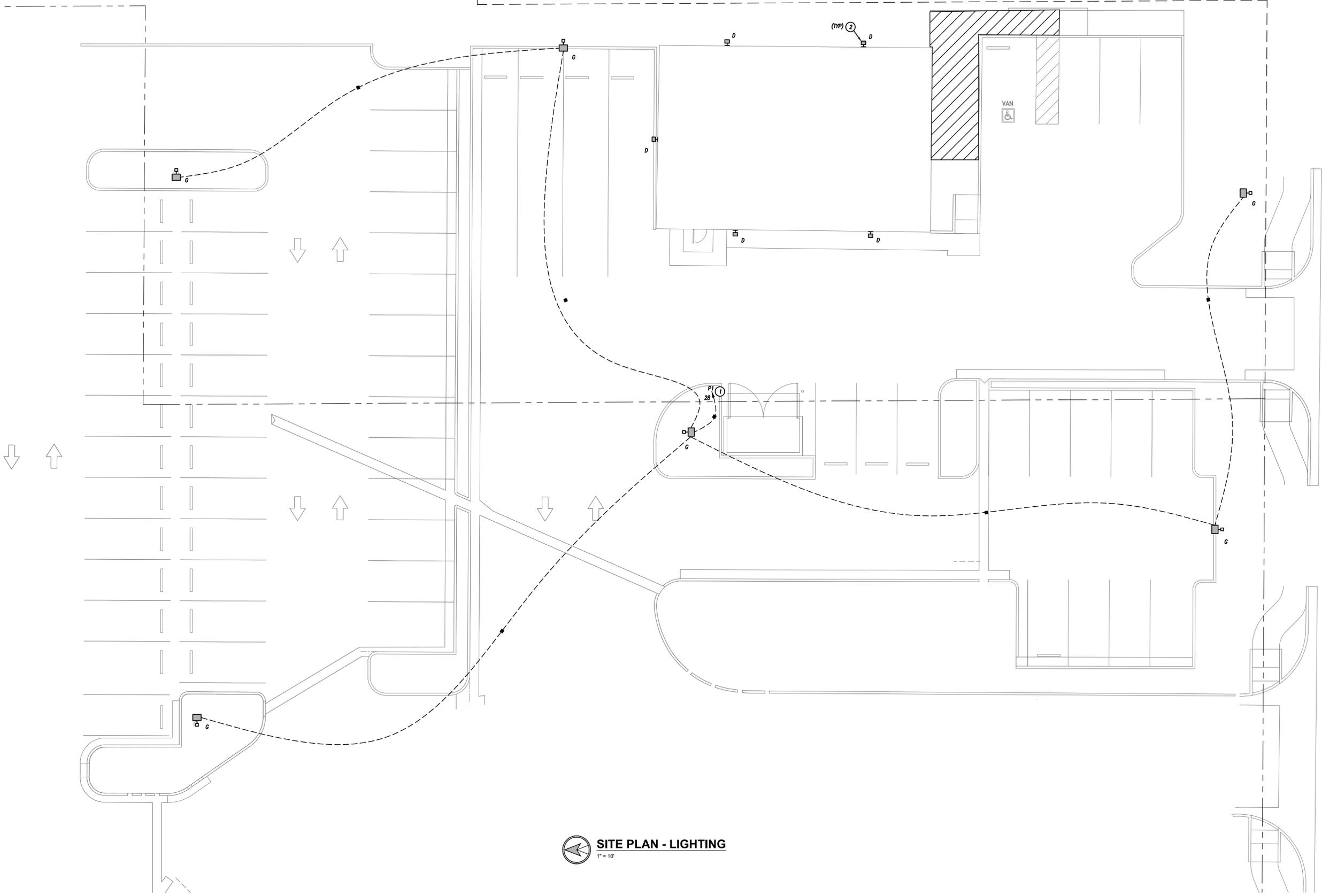


DATE	ISSUED FOR:

Date: 03/30/2023
Project Number: 2200056
Drawn By: KP
Checked By: CA
Scale: AS SPECIFIED

SITE LIGHTING

SHEET: 25



SITE PLAN - LIGHTING
1" = 10'

SITE LIGHTING PLAN KEYED NOTES

- ① ROUTE THRU PHOTOCELL AND TIMECLOCK AND THEN HOMERUN. TIMECLOCK AND PANEL IS IN GTI BUILDING, SEE PLANS FOR DETAILS.
- ② SEE GTI BUILDING'S PLANS FOR CIRCUIT DETAILS ON TYPE D FIXTURES.



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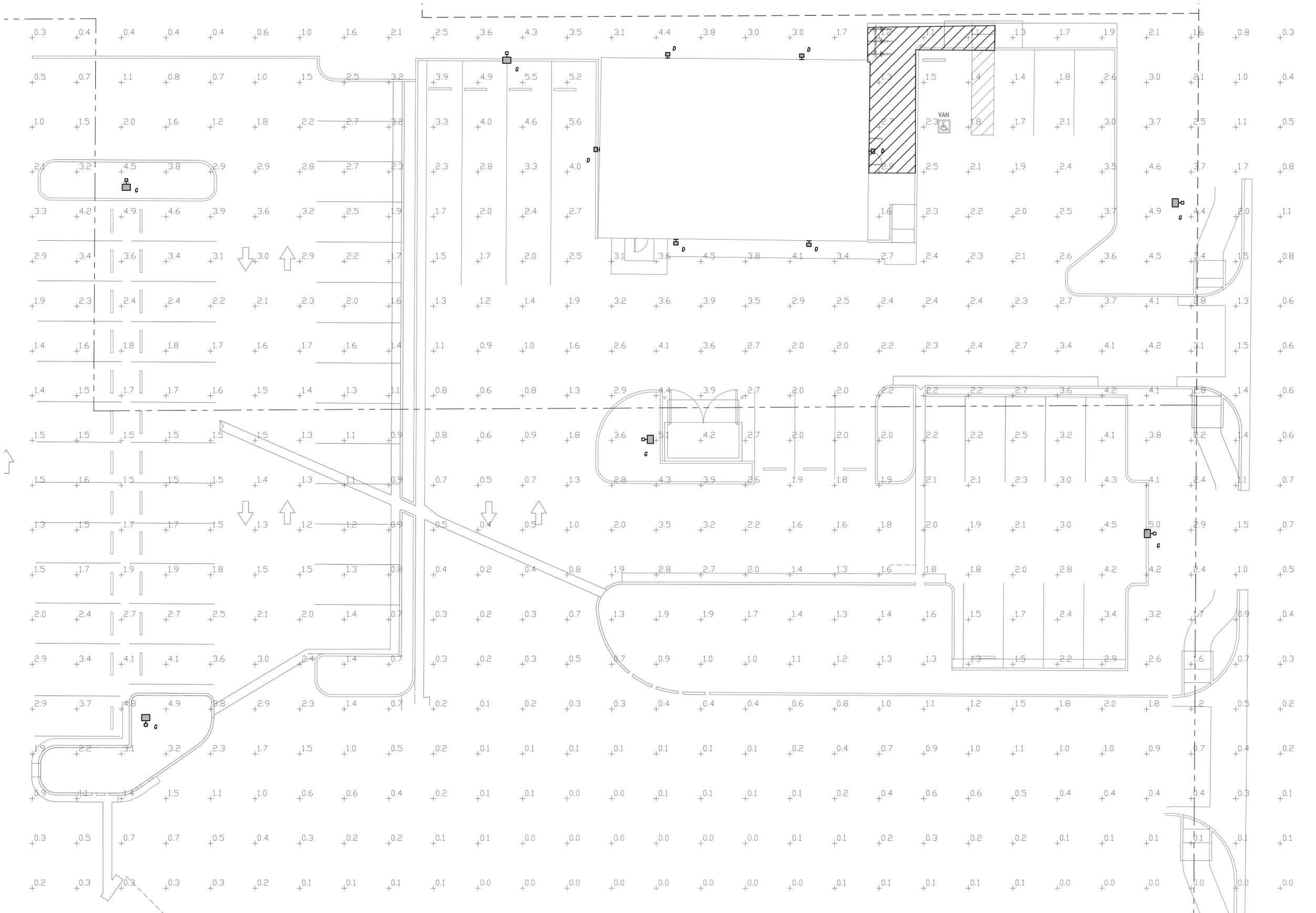


DATE	ISSUED FOR:

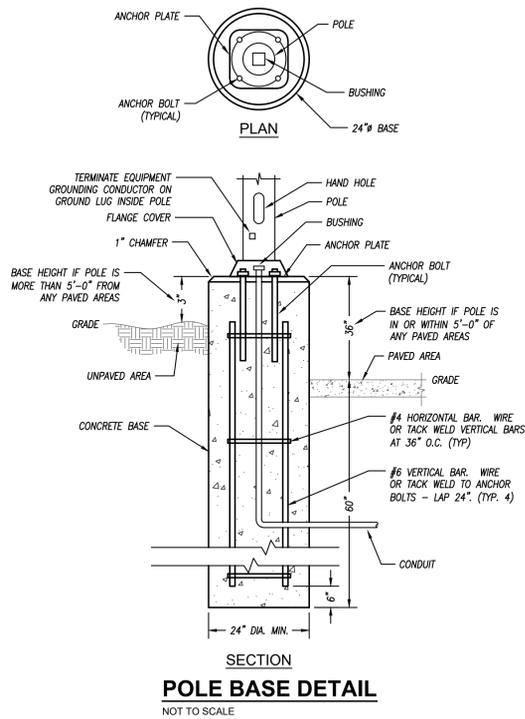
Date: 03/30/2023
Project Number: 2200056
Drawn By: KP
Checked By: CA
Scale: AS SPECIFIED

**SITE LIGHTING
PHOTOMETRICS**

SHEET: 26



SITE PLAN - LIGHTING PHOTOMETRICS
1" = 10'



**SECTION
POLE BASE DETAIL**
NOT TO SCALE

NLS LIGHTING

FORM AND FUNCTION

- Sleek, low profile housing
- Spec grade performance
- Engineered for optimum thermal management
- Low depreciation rate
- Reduces energy consumption and costs up to 65%
- Exceeds IES foot candle levels utilizing the least number of poles and fixtures per project
- Optical system designed for:
 - Parking Lots
 - Auto Dealerships
 - General Area Lighting

CONSTRUCTION

- Die Cast Aluminum
- External cooling fins
- Corrosion resistant external hardware
- One-piece silicone gasket ensures IP-65 seal for electronics compartment
- One-piece Optics Plate* mounting silicone Micro Optics
- Two-piece silicone Micro Optic system ensures IP-67 level seal around each PCB
- Grade 2 Clear Anodized Optics Plate* standard

FINISH

- 3-5 mils electrostatic powder coat.
- NLS standard high-quality finishes prevent corrosion, protect against and extreme environmental conditions

WARRANTY

Five-year limited warranty for drivers and LEDs.

NV-1-ASA
AREA LIGHTING

LISTINGS

- Certified to UL 1598
- UL 8750
- CSA C22.2 No. 250 D
- DesignLights Consortium™ (DLC)
- DesignLights Consortium Premium™ (DLCP)
- IP65/ IP67 Rated
- 3G Vibration Rated per ANSI C136.31-2010

LED WATTAGE CHART

	16L	32L	48L	64L
350 milliwatts	16w	-	-	-
500 milliwatts	20w	-	-	-
700 milliwatts	28w	71w	105w	139w
850 milliwatts	26w	-	105w	205w

Project Name: _____ Type: _____

Cat#	Light Dist.	# of LEDs	Milliwatts	Kelvin	Volts	Mounting	Color	Options
NV-1	Type 2 (T2)	16	350	2700K, 80 CRI	120-277	Architectural Swivel Arm (ASA)	Bronze Textured (BTD)	Bird Spikes (BS)
		32	700	3000K, 70 CRI	(UNV)	White Textured (WHT)	Marine Grade Finish (MGF)	
	Type 3 (T3)	32	530	3000K, 70 CRI	347-480	White Textured (WHT)	Optic Plate Painted to Match Fixture (OPP)	
		64	1060	3000K, 70 CRI	(HV)	Receptacle + Shunting Cap (PSC)	Nema 7 Pin Receptacle (PRT)	
	Type 4 (T4)	48	700	3000K, 80 CRI		Smooth White Glass (SWT)	Receptacle + Shunting Cap (PSC)	
		96	1400	3000K, 80 CRI		Smooth White Glass (SWT)	FSP-21.1 with Motion Sensor	
	Type 5 (T5)	64	1050	3500K, 80 CRI		Silver (SWR)	FSP-20 (Ø 2-3/8" Heights)	
		128	2100	3500K, 80 CRI		Black Textured (BLK)	FSP-40 (Ø 2-1/2" Heights)	
	Nema 2	24" Narrow Beam (N2)	64	1050	4000K, 70 CRI		Black Textured (BLK)	Quick Mount Bracket (QMB)
			128	2100	4000K, 70 CRI		Smooth Black Glass (SBG)	Retrofit Mount Bracket (RMB)
Nema 3	30" Narrow Beam (N3)	64	1050	4000K, 80 CRI		Smooth Black Glass (SBG)	Round Pole Adaptor 3" x 4" Pole (RPA4)	
		128	2100	5000K, 70 CRI		Graphite Textured (GPT)	Round Pole Adaptor 5" x 6" Pole (RPA5)	
								Rotated Optic Lens (ROL)
								Automotive House Side Shield (AHS)
								House Side Shield (HSS)
								Custom (CR)

NOTES:

- Consult Factory for Lead Time. Consult Factory for 90 CRI Requests
- Universal Voltage 120-277
- LED not applicable with Nema 2 and Nema 3 Optics

VWP LED
Voltaire Architectural Wall Pack

FEATURES

- Designed to illuminate sidewalks, entryways, permeable or terraces
- Intended for use in both uplight and downlight applications
- Savings of up to 80% energy compared to HID systems
- Blends seamlessly with a variety of architectural styles
- Made Right Here® in the USA

SPECIFICATIONS

- HOUSING – Die-cast aluminum enclosure.
- THERMAL MANAGEMENT – Integral die-cast aluminum heatsink and LED assembly provides passive thermal management. Rated -30°C to 40°C ambient operating temperature (20°C to 40°C with EM/10W, 0°C to 35°C with EM/4W).
- OPTICAL SYSTEM – Precision, injection-molded, refractive acrylic lensing provides standard IES distributions.
- LED ASSEMBLY – ANSI 3000K, 4000K, or 5000K CCT, minimum 70 CRI LEDs.
- LED DRIVER – 0-10V dimming.
- ELECTRICAL – 120-277, 347, and 480 VAC input range, 50-60Hz, power factor > 90, THD < 20% at full load, FCC Class A compliant, TOX/TM/UV surge protection standard. Quick-disconnect wiring, provided. L70 > 50,000 hours per IES TM-21.
- FINISH – Super durable polyester powder coat bonded to phosphate-free, multi-stage pre-treated metal, meets and exceeds AAMA 2604 specifications for outdoor durability.
- MOUNTING – Surface mounts directly over a 4" maximum outlet box. Must be anchored to adequate structure that can safely support fixture weight (VWP1 = 15 lbs, VWPV = 23 lbs).
- LISTINGS –
 - CSA as certified as luminaire suitable for wet locations.
 - IDA Dark Sky approved downlight applications only.
 - RoHS compliant.
 - IP65 rated.
 - Type 24 compliant with OCCWS FSP-39-L, option.
- WARRANTY – 5-year limited warranty, see www.hew.com.

CATALOG #: _____

TYPE: _____

PROJECT: _____

ORDERING EXAMPLE: VWP H - L30/740 - T3 - DBZ - SBGL - OPTIONS - DIM - UNV

ORDERING INFO

SERIES	TYPE	LUMENS ⁽¹⁾	CRI	CCT	DISTRIBUTION ⁽²⁾
VWP	H Horizontal	L30 3,000lm	70	30 3000K	T3 Type III
	V Vertical	L60 6,000lm	40 4000K	40 4000K	TFT Type forward throw
			50 5000K		

FINISH OPTIONS⁽³⁾

FINISH	SHIELDING
BLK Black (RAL #9004)	SDGL Micro-grismatic tempered glass lens
DBZ Dark bronze	CGL Clear tempered glass lens
DBR Medium bronze	
GRY Standard grey	
SLV Satin aluminum (RAL #9006)	
WHT White (RAL #9003)	

OPTIONS

OPTION	CONTROL	VOLTAGE
EM/4W 4-watt integral emergency LED driver ⁽⁴⁾	DIM Dimming driver provided for 0-10V controls	120V
SF Single face ⁽⁵⁾		208 208V
DF Double face ⁽⁶⁾		240 240V
PC Factory-installed button-style photocell ⁽⁷⁾		277 277V
HSXK Empty housing extension used to match units with EM, OCC, or conduit entry options.		UNV 120-277V
TP Tamper-resistant Torx head screws ⁽⁸⁾		347 347V ⁽¹⁴⁾
		480 480V ⁽¹⁵⁾

CONDUIT ENTRY⁽⁹⁾

CR Right side conduit entry⁽¹⁰⁾

CL Left side conduit entry⁽¹¹⁾

CD Dual conduit entry

VWPV ONLY

EM/10W 10-watt emergency LED driver⁽¹²⁾

OCCWS FSP-39-L Factory-installed occupancy sensor⁽¹³⁾

ACCESSORIES

TP1X-25 TOOL Tamper-resistant tool for Torx head screws, ⁽¹⁴⁾

NOTES

- Lumen output based on 3500 CCT. Actual lumens may vary +/- 5%; see page 2 for FIXTURE PERFORMANCE DATA. Additional lumen package available, see options.
- See page 2 for DISTRIBUTION DETAILS.
- See page 3 for FINISH OPTIONS.
- 120-277V only. VWPV includes housing extension, increases fixture depth. See page 2 for FIXTURE DETAILS.
- 208V, 240V, or 480V only; must specify voltage.
- 120V, 277V or 347V only; must specify voltage. Not available when specified with OCCWS option. See page 3 for OPTIONS DETAILS. Right side when viewed from behind fixture.
- Silver finish only. Safety screws providing added support to the lens are not tamper-resistant (lens is sealed to the fixture via adhesives). Requires a tamper-resistant tool, see Accessories.
- Features require housing extension when specified with conduit entry, increases fixture depth. Conduit entry provided with 1/2" NPT threaded pipe thread and plug. Increases fixture height. Conduit fitting to be supplied by others. Left and right when viewed from behind fixture.
- Left and right when viewed from behind fixture.
- Left and right when viewed from behind fixture.
- Low temperature; includes housing extension, increases fixture depth; 120-277V only, not available with CR and CD options. See page 2 for FIXTURE DETAILS.
- Includes housing extension (increases fixture depth), must specify lens. See page 3 for OCCUPANCY SENSOR DETAILS.
- Includes stepdown transformer.
- Tamper-resistant tool must be ordered separately. Please specify quantity required per project.

NOTES:

- Consult Factory for Lead Time. Consult Factory for 90 CRI Requests
- Universal Voltage 120-277
- LED not applicable with Nema 2 and Nema 3 Optics

H. E. Williams, Inc. • Carthage, Missouri • www.hew.com • 417-358-4065 • Designed and Manufactured in the USA

Information contained herein is subject to change without notice. REV:02/0422-704601.A Page 1 of 3

SITE LIGHTING FIXTURE SCHEDULE

FIXTURE TYPE	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	LED MODULE / DRIVER							REMARKS
				ID	WATTS	LUMENS	CRI	CCT	DIMMING	VOLTAGE	
D	WILLIAMS	VOLTAIRE VWPV SERIES	EXTERIOR WALL-MOUNTED FIXTURE. DIE-CAST ALUMINUM HOUSING. SOLITE DIFFUSED TEXTURED TEMPERED GLASS LENS. Down throw optics. POWDER COAT FINISH DARK BRONZE - COORDINATE WITH ARCHITECT/BUILDING OWNER. UL LISTED WET LOCATION. ALL FIXTURES TO BE DOWN CAST AND FULL CUTOFF.	L30	36	3,000	70	3000K	NO	120/277	-
G	NLS LIGHTING	NV-1 SERIES	POLE-MOUNTED AREA LIGHT. LOW-PROFILE, ONE-PIECE DIE-CAST ALUMINUM HOUSING. LIGHT SQUARE LED ARRAYS - REFER TO LAMP DESCRIPTION FOR QUANTITY. IES TYPE IV DISTRIBUTION. DIE CAST ALUMINUM MOUNTING ARM. PROVIDE WITH 25" HIGH, SQUARE STRAIGHT STEEL POLE. POWDER COAT FINISH BRONZE - COORDINATE EXACT COLOR WITH ARCHITECT AND OWNER. ALL FIXTURES TO BE DOWN CAST AND FULL CUTOFF.	64	205	22,960	70	3000K	NO	120	1

REMARKS:

- FURNISH WITH AND INSTALL ALL NECESSARY HARDWARE AND MOUNTING BRACKETS.
- WHERE FIXTURE IS LABELED "EM", PROVIDE WITH MANUFACTURER'S EMERGENCY BATTERY OPTION. EM LIGHTS TO ACT AS NIGHT LIGHTS.

GENERAL NOTES (APPLICABLE TO ALL FIXTURES):

- EQUALS ARE ACCEPTABLE ON ALL LIGHT FIXTURES UNLESS SPECIFICALLY NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR APPROVED EQUAL FIXTURE MANUFACTURERS.
- ALL DRIVERS ARE INTEGRAL TO FIXTURE UNLESS NOTED OTHERWISE. REFER TO SPECIFICATIONS FOR ADDITIONAL FIXTURE/DRIVER/BALLAST REQUIREMENTS.
- ALL FIXTURES WITH PAINTED METAL PARTS SHALL BE PAINTED AFTER FABRICATION.
- LUMENS LISTED FOR LED FIXTURES ARE GENERALLY DELIVERED LUMENS UNLESS NOTED OTHERWISE.
- ALL EXTERIOR LED FIXTURES ARE FULL CUTOFF
- ALL FIXTURES IN FOOD PREPARATION OR SERVING AREAS SHALL BE FURNISHED WITH SHATTER-RESISTANT LAMPS UNLESS LENSED.
- ALL FIXTURES SHALL BE IC RATED OR PROVIDED WITH INSULATION SHIELDS WHEN INSTALLED IN INSULATED AREAS OF THE TRUSS SPACE.
- FOR ALL FIXTURES INSTALLED IN RATED ASSEMBLIES, FURNISH AND INSTALL APPROVED FIRE BARRIER (E.Z. BARRIER OR TENMAT FT109 SERIES) OVER FIXTURE TO MAINTAIN 1 HOUR CEILING ASSEMBLY RATING.

BOTH FIXTURES ARE DOWN CAST AND FULL CUTOFF. OPTICS REFERENCED IN SCHEDULE ARE THROW PATTERNS (INDUSTRY STANDARDS PER IES), NOT REFERENCING SPILL OR DEALING WITH DOWN CAST OR FULL CUTOFF.

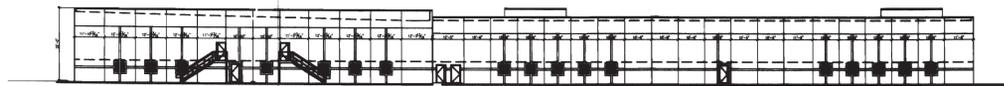
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Date: 03/30/2023
Project Number: 2200056
Drawn By: KP
Checked By: CA
Scale: AS SPECIFIED

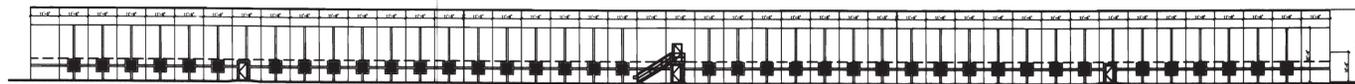
SITE LIGHTING DETAILS



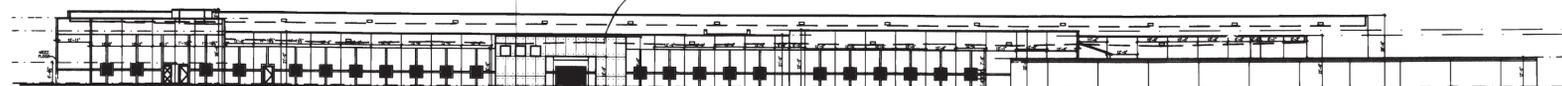
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1/32"=1'-0"
0 16 32 64 FT



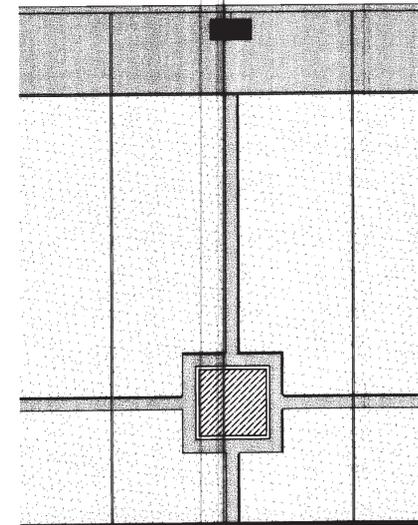
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1/32"=1'-0"
0 16 32 64 FT



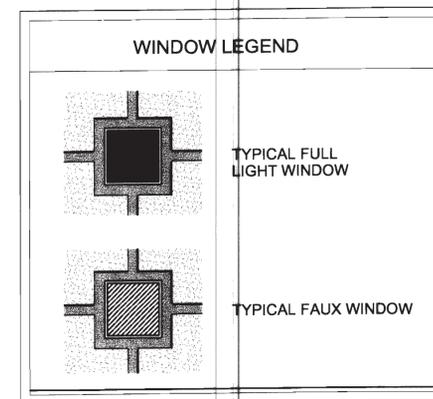
3 EAST ELEVATION
1/32"=1'-0"
0 16 32 64 FT



4 WEST ELEVATION
1/32"=1'-0"
0 16 32 64 FT



TYPICAL EXTERIOR HIGH WALL PANEL NEW BUILDING
1/4"=1'-0"
TO MATCH EXISTING



DEVELOPER/OPERATOR:



THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE SUITE 700
BOCA RATON, FLORIDA 33487
(561) 999-7375

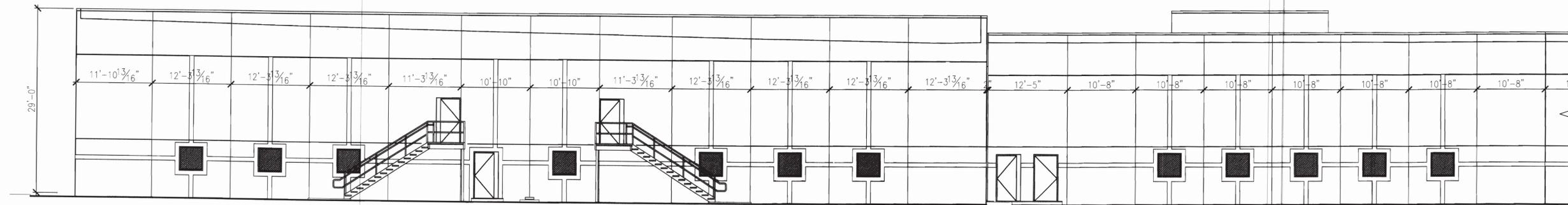
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NO. 1	PRE-PLANNING	AUG 7 2007
NO. 2	DEVELOPMENT APPLICATION	OCT 11 2007
NO. 3	DEVELOPMENT APPLICATION	OCT 26 2007
NO. 4	DEVELOPMENT APPLICATION	JAN 25 2008
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NO. 7	DEVELOPMENT APPLICATION	JUN 20 2008
NO. 8	DEVELOPMENT APPLICATION	AUG 15 2008
NO. 9	FINAL MYLARS	NOV 21 2008

SHEET
ELEVATIONS

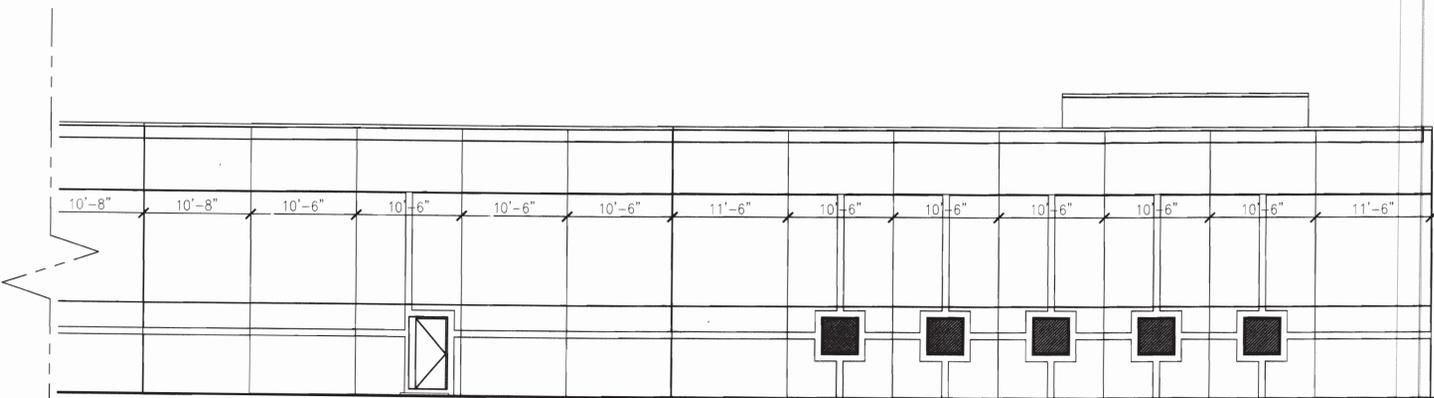
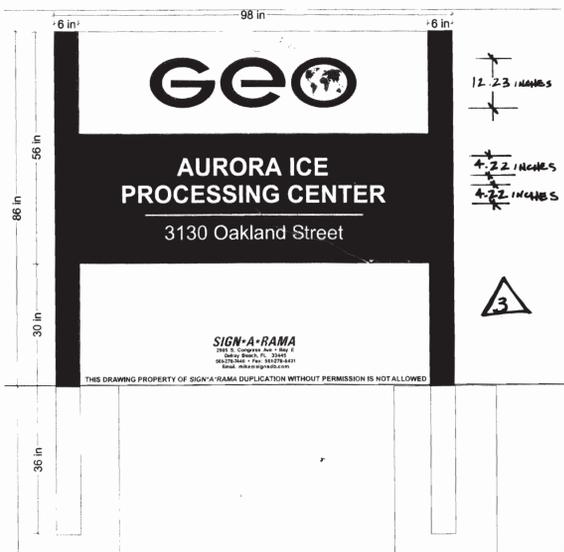
SHEET
28

MC - color blue - 7/2/10

GEO PROCESSING CENTER 2007-6063-00



1 PARTIAL NORTH ELEVATION
1/8"=1'-0"



1 PARTIAL NORTH ELEVATION
1/8"=1'-0"



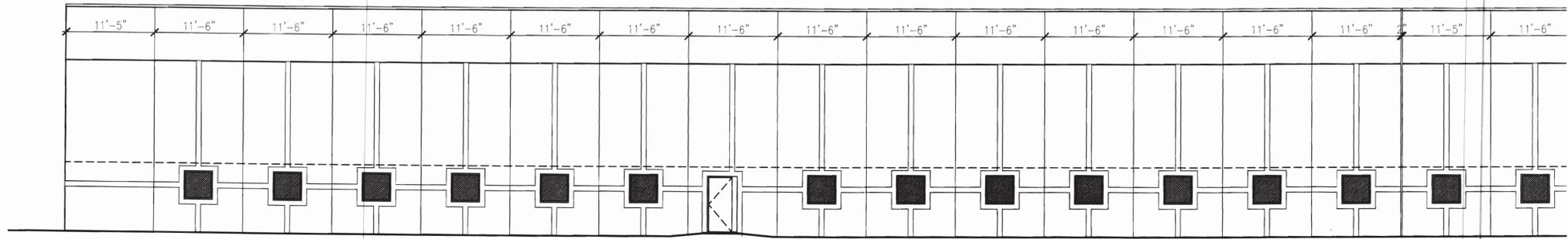
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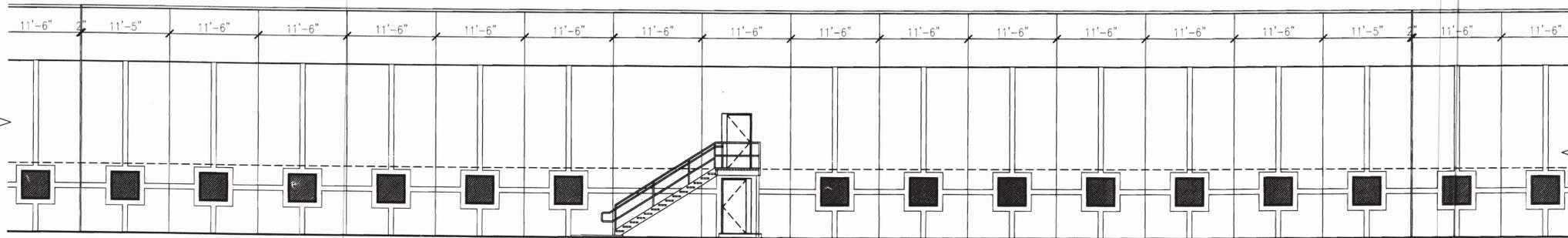
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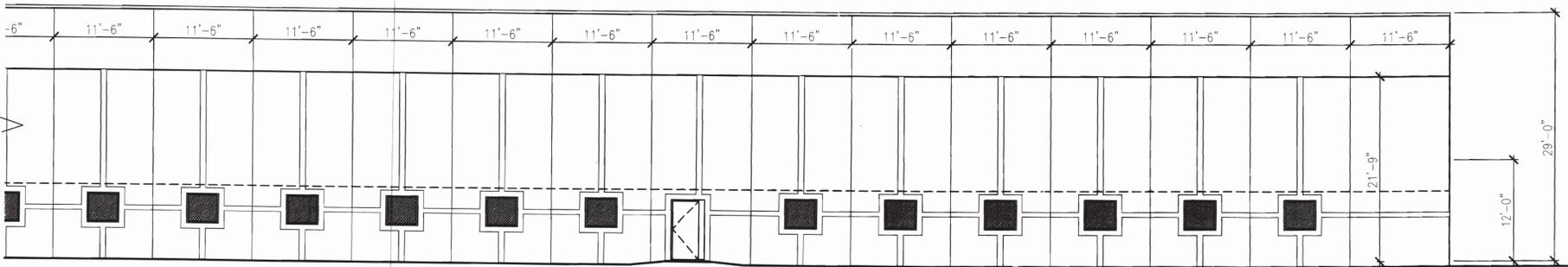
SHEET 14
NORTH ELEVATION SHEET 29



3 PARTIAL EAST ELEVATION
1/8"=1'-0"



3 PARTIAL EAST ELEVATION
1/8"=1'-0"



3 PARTIAL EAST ELEVATION
1/8"=1'-0"

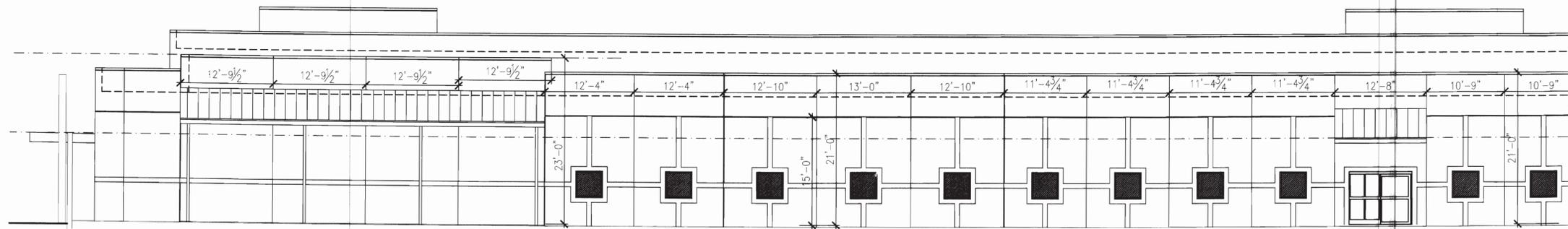


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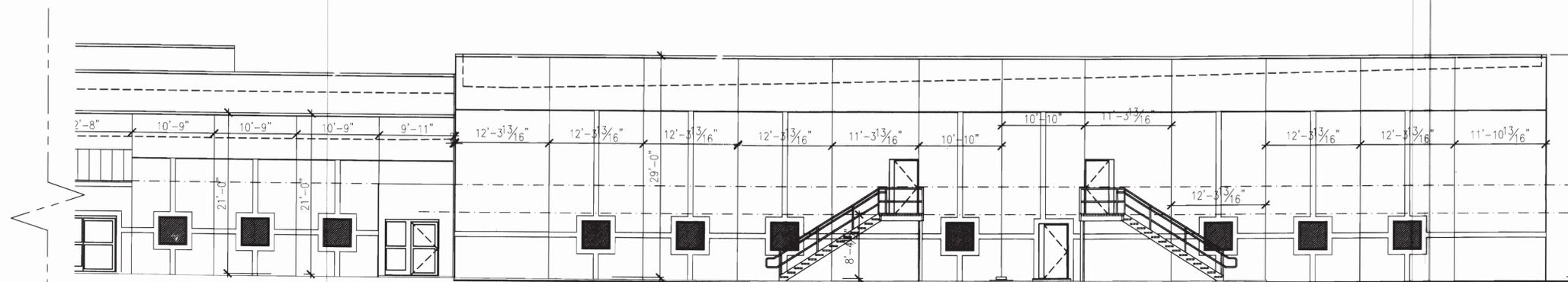
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1

PARTIAL SOUTH ELEVATION

1/8"=1'-0"



1

PARTIAL SOUTH ELEVATION

1/8"=1'-0"



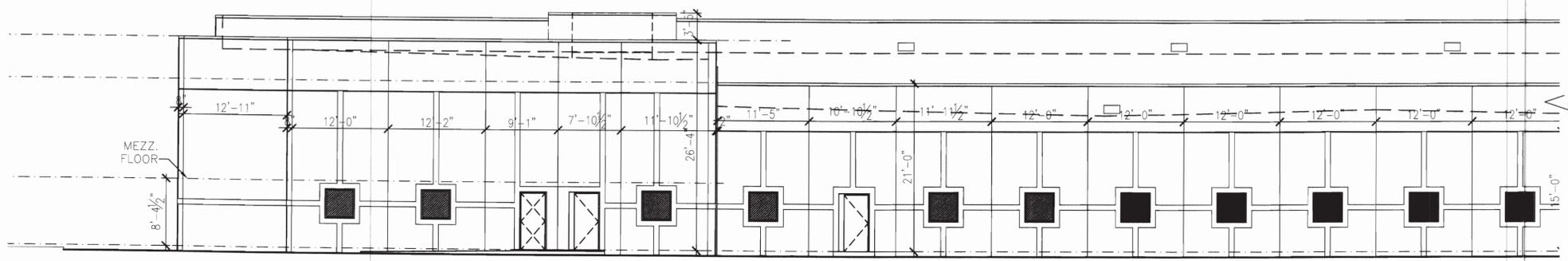
DEVELOPER/OPERATOR:



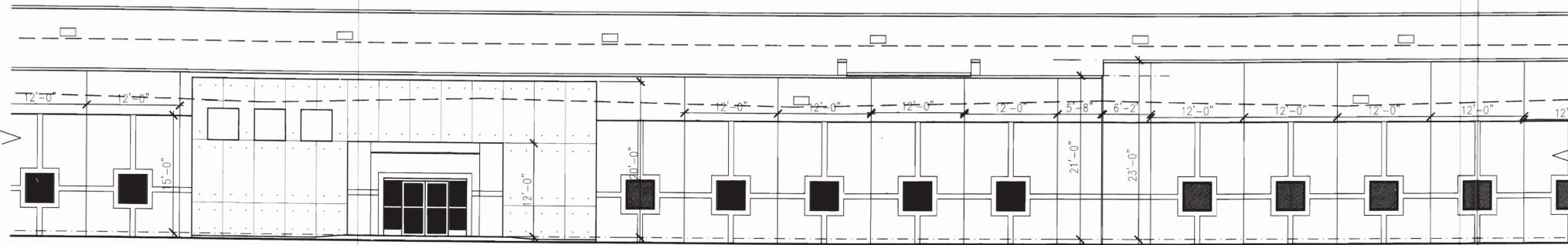
THE GEO GROUP INC.
 Mr. Ed Spooner
 ONE PARK PLACE SUITE 700
 621 NORTHWEST 53rd Street
 BOCA RATON, FLORIDA 33487
 (561) 999-7375

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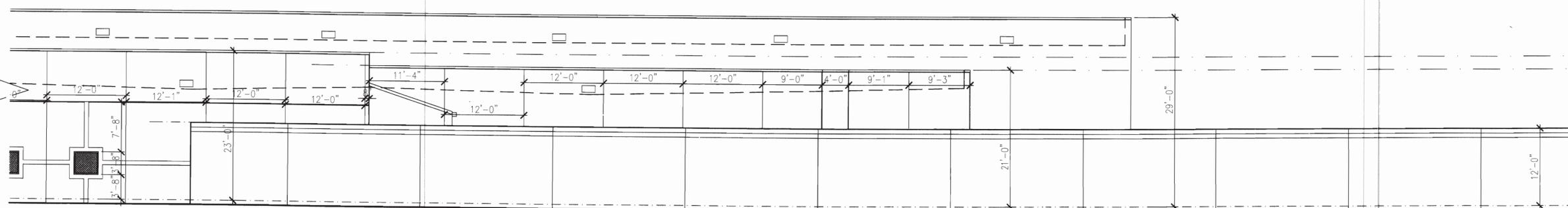
SHEET
 SOUTH ELEVATION SHEET
 31



4 PARTIAL WEST ELEVATION
 1/8"=1'-0" 0 4 8 16 FT



4 PARTIAL WEST ELEVATION
 1/8"=1'-0" 0 4 8 16 FT



4 PARTIAL WEST ELEVATION
 1/8"=1'-0" 0 4 8 16 FT

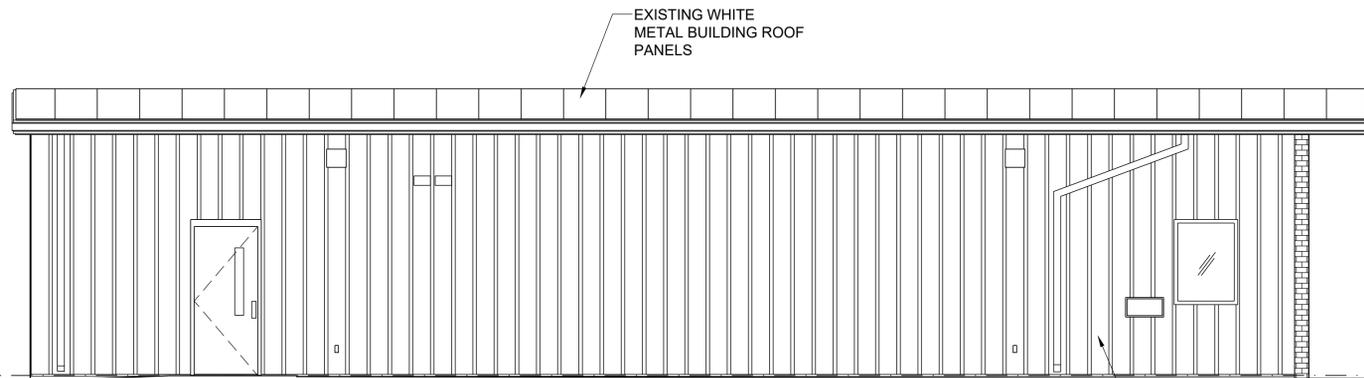
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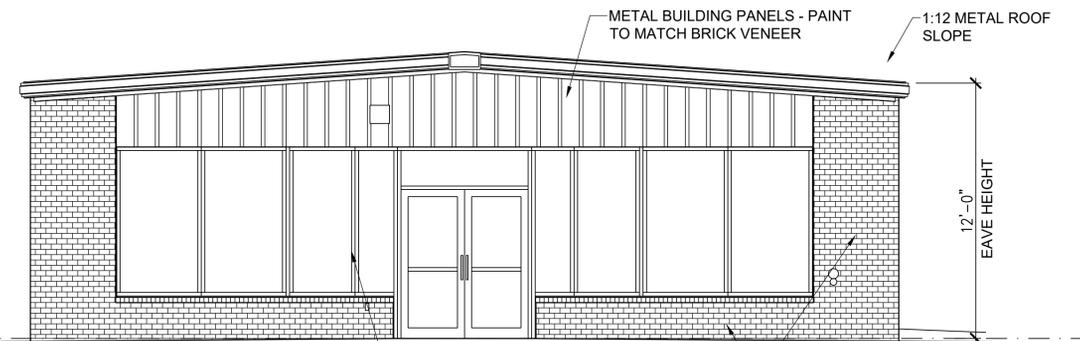
THE GEO GROUP INC.
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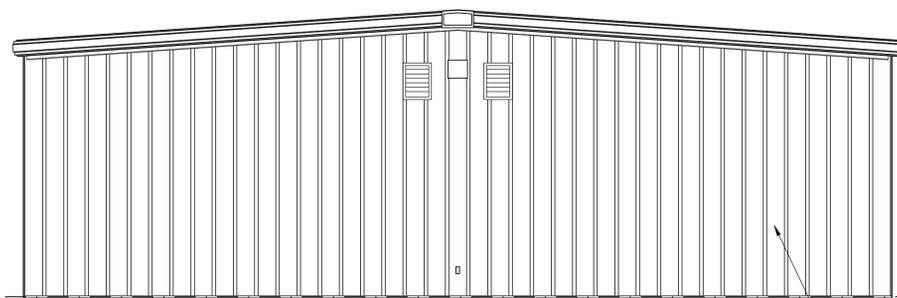
SHEET
 WEST ELEVATION SHEET
 32



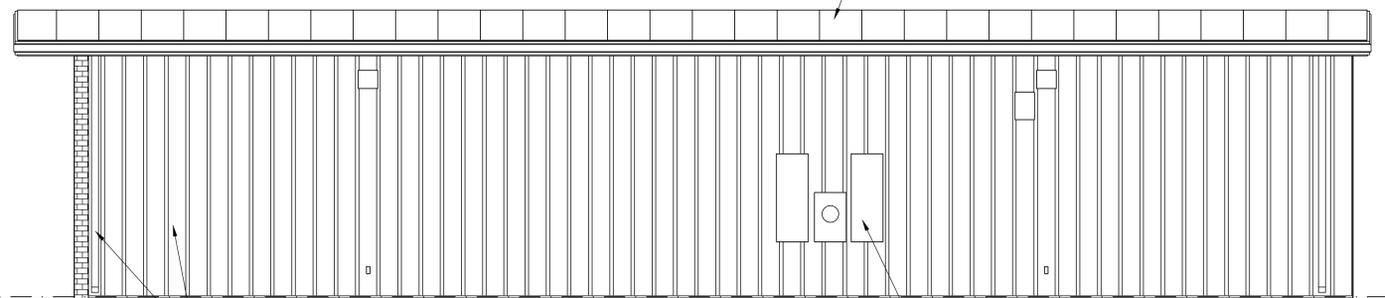
2 WEST BUILDING ELEVATION
 1/4"=1'-0"
 0 2' 4' 8'



1 SOUTH BUILDING ELEVATION
 1/4"=1'-0"
 0 2' 4' 8'

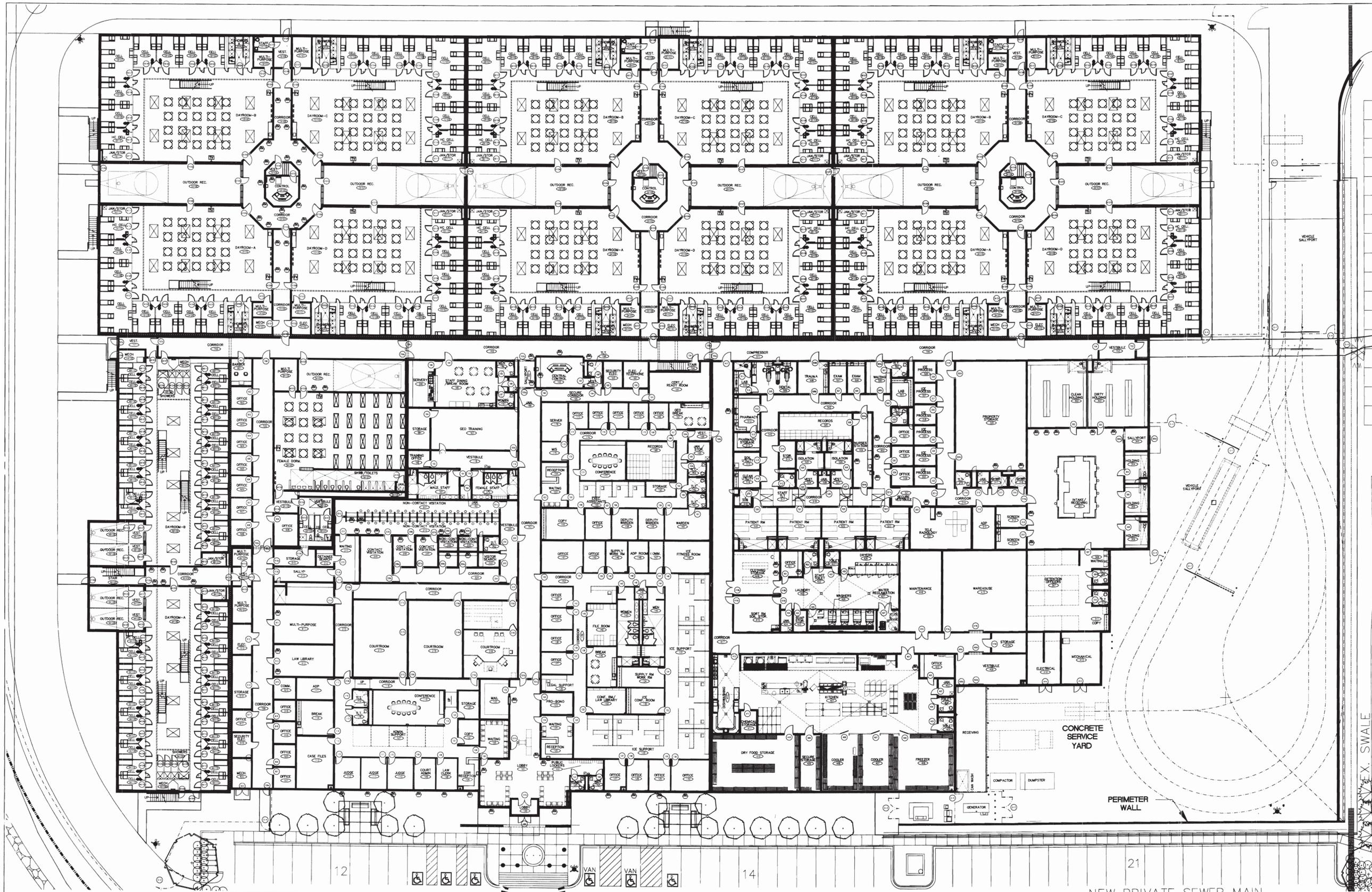


3 NORTH BUILDING ELEVATION
 1/4"=1'-0"
 0 2' 4' 8'



4 EAST BUILDING ELEVATION
 1/4"=1'-0"
 0 2' 4' 8'

DATE	REVISION



BED COUNTS	
EXISTING GENERAL HOUSING BEDS	400 BEDS
EXISTING SEGREGATION BEDS	40 BEDS
NEW GENERAL HOUSING BEDS	1008 BEDS
NEW SHU HOUSING BEDS	96 BEDS
TOTAL GENERAL HOUSING BEDS	1408 BEDS

FACILITY SQUARE FOOTAGE	
	SQUARE FT.
EXISTING FACILITY	68,500 S.F.
PROPOSED FACILITY	203,000 SF
TOTAL	271,500 SF.



PROPOSED FIRST FLOOR PLAN

0 10 20 40 FT 1"=20'-0"

DEVELOPER/OPERATOR:



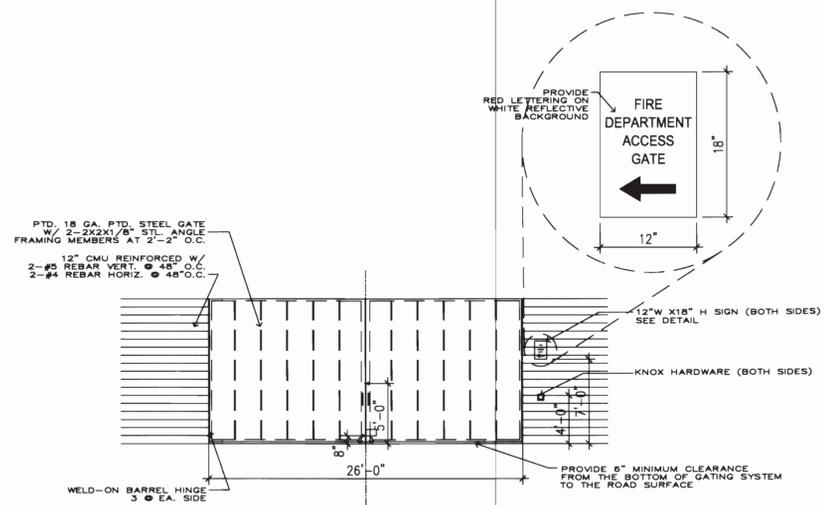
THE GEO GROUP INC.
Mr. Ed Spooner
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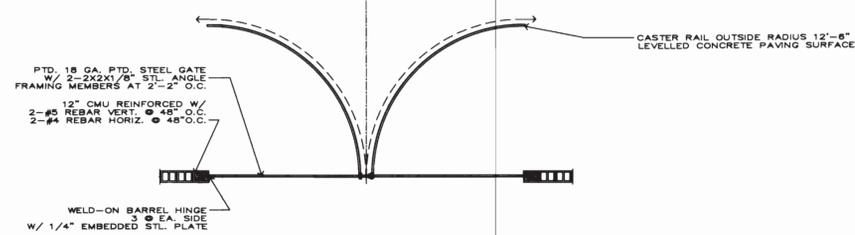
SHEET
FLOOR PLAN COMPOSITE SHEET
A-6 34

GEO PROCESSING CENTER ANNEX SITE PLAN

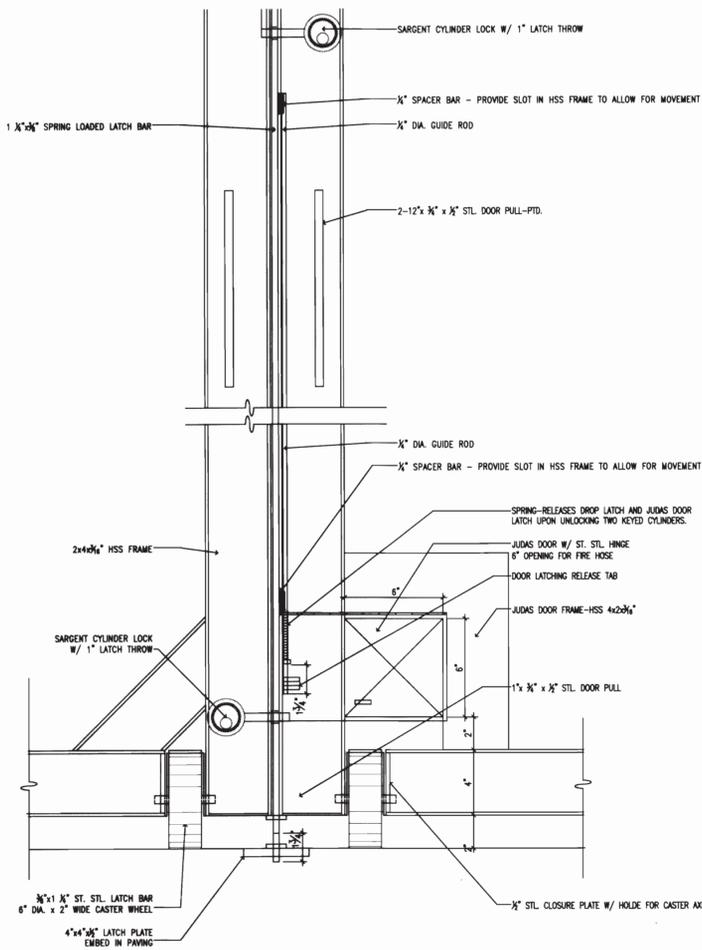
LOT 1, BLOCK 1: LOT 1, BLOCK 2, AND TRACTS B AND C, AURORA PROCESSING CENTER ANNEX SUBDIVISION FILING NO. 1.
CITY OF AURORA, COUNTY OF ADAMS, STATE OF COLORADO



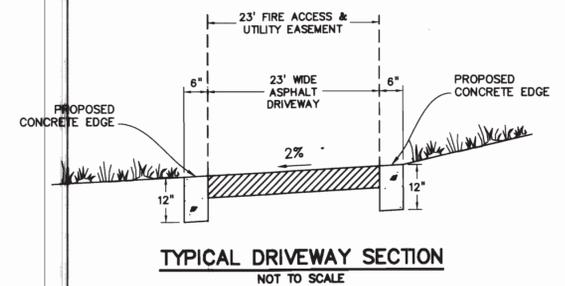
1 RECREATION YARD-FIRE DEPARTMENT ACCESS GATE
NTS



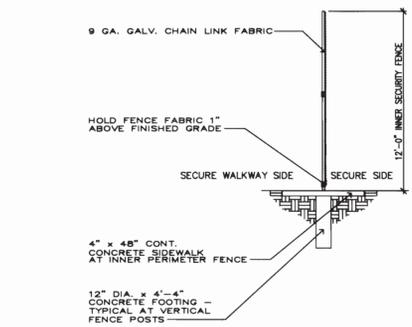
1 RECREATION YARD-FIRE DEPARTMENT ACCESS GATE
NTS



1 RECREATION YARD-FIRE DEPARTMENT ACCESS GATE-LATCH DETAIL
NTS

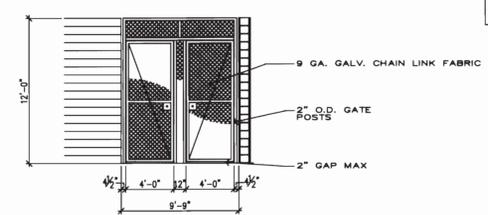


TYPICAL DRIVEWAY SECTION
NOT TO SCALE



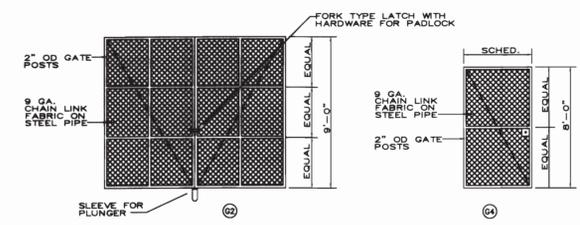
1 PERIMETER SECURITY FENCES
NTS SEE PLAN AND ELEVATIONS

NOTE:
THE ATTACHMENT OF WIRE FABRIC TO POSTS AT THE INTERIOR COMPOUND FENCES SHALL BE ACCOMPLISHED WITH BAND CLAMPS. THE CLAMPS ARE TO BE SPOT WELDED TO POSTS AND CLAMP BOLTS ARE TO BE MARKED TO DETER REMOVAL OF THE WIRE.



1 REC. YARD MAN-WAY GATES
NTS SEE PLAN

DOOR NO.	LOCATION/USE	DOOR SIZE	MATERIAL	HRDW. TYPE	NORMAL OPERATION	INTER-LOCK	REMARKS
G2	VEHICULAR ACCESS	20'-0" WIDE x 9'-0" HIGH PAIR OF GATES	STL PIPE / CHAINLINK	SEC.	FORK TYPE LATCH WITH HARDWARE FOR PADLOCK	-	
G4	MISC. MAN-ACCESS	4'-0" X 8'-0"	STL PIPE / CHAINLINK	SEC.	KEY LOCK-UNLOCK EACH SIDE OF GATE. ELECTRONIC MONITORING AND RELEASE WHERE INDICATED ON THE SECURITY ELECTRONICS DRAWINGS	-	CHAINLINK TRANSOM ABOVE GATE



4 GATE ELEVATIONS
NTS

H:\19413-01\GRCV\Drawings\ANNEXED SITE PLAN.dwg, 4/15/2011 12:28:45 PM, Drexel, Barrell & Co., cwk

M.A. 4-15-11

GEO PROCESSING CENTER

CIVIL ENGINEER:



DREXEL, BARRELL & CO.
Engineers-Surveyors
1350 17th STREET, SUITE 210
DENVER, COLORADO 80202
CONTACT: KEITH HENSEL, P.E.
(720) 214-0955
BOULDER + COLORADO SPRINGS + GREELEY
STEAMBOAT SPRINGS + GRAND JUNCTION

DEVELOPER/OPERATOR:

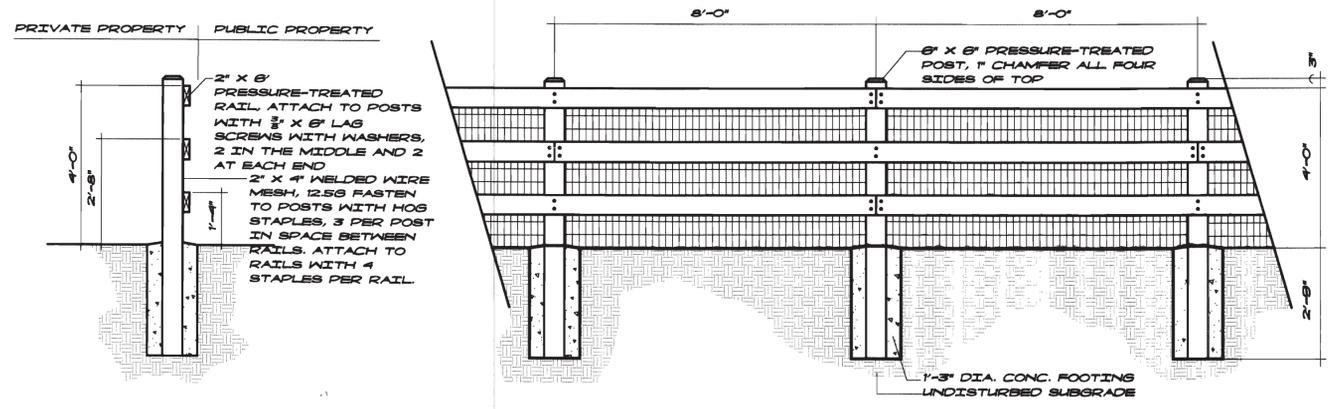
THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE SUITE 700
621 NORTHWEST 53rd Street
BOCA RATON, FLORIDA 33487
(561) 999-7375

AUGUST 11, 2010

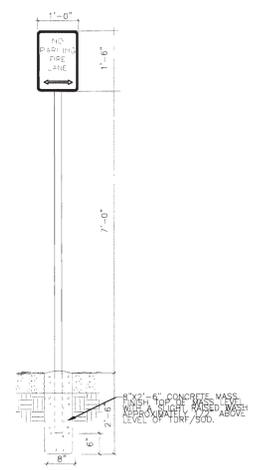
DETAIL SHEET SHEET 35

2007-6063-04

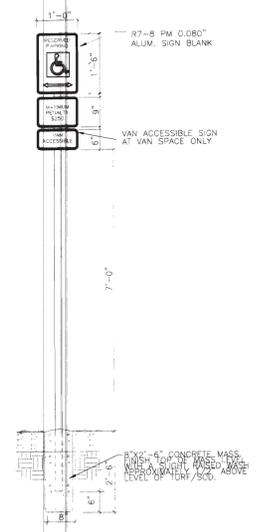
GEO PROCESSING CENTER ANNEX AURORA, COLORADO



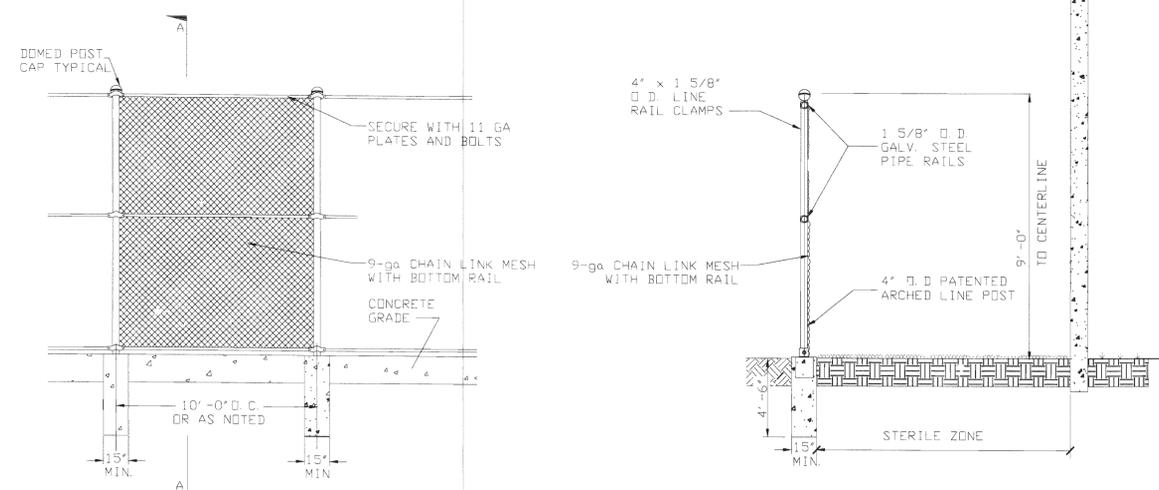
1 SECTION AND ELEVATION - OPEN SPACE 3 RAIL FENCE
L-3 SCALE 1/2" = 1'-0"



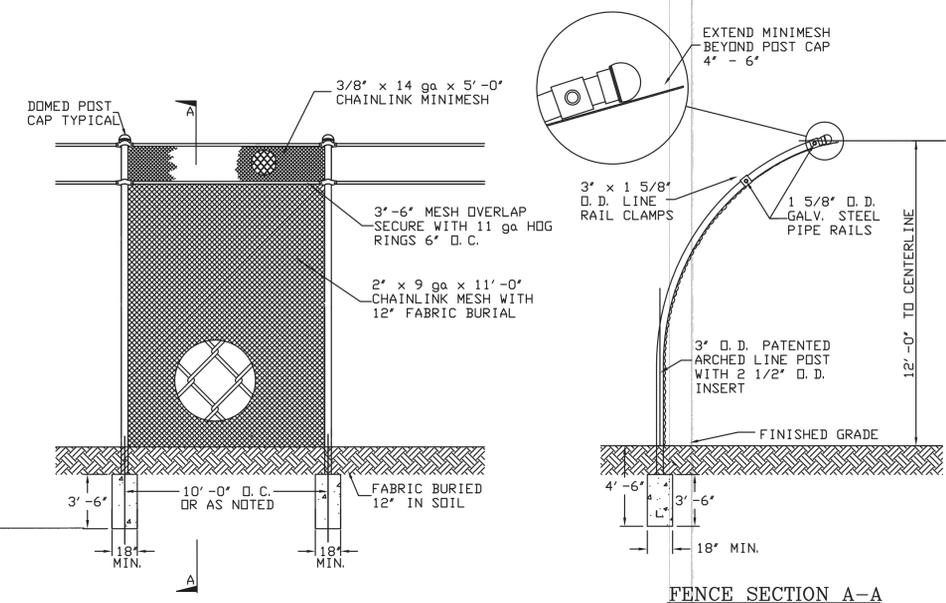
2 SECTION - FIRE LANE SIGN
L-3 SCALE 1/2" = 1'-0"



3 SECTION - HANDICAP PARKING SIGN
L-3 SCALE 1/2" = 1'-0"



4 SECTION AND ELEVATION - CHAIN LINK FENCE
L-3 SCALE 1/4" = 1'-0"



**5 OUTSIDE VIEW
FIRST DEFENSE FENCE**

DEVELOPER/OPERATOR:
GEO
THE GEO GROUP INC.
Mr. Ed Spooner
ONE PARK PLACE, SUITE 700
621 NORTHWEST 53rd Street
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NO.	ISSUE DESCRIPTION	DATE
NO. 1	PRE-PLANNING	AUG 7 2007
NO. 2	DEVELOPMENT APPLICATION	OCT 11 2007
NO. 3	DEVELOPMENT APPLICATION	OCT 26 2007
NO. 4	DEVELOPMENT APPLICATION	JAN 23 2008
NO. 5	DEVELOPMENT APPLICATION	MAR 17 2008
NO. 6	DEVELOPMENT APPLICATION	APR 22 2008
NO. 7	DEVELOPMENT APPLICATION	JUN 20 2008
NO. 8	DEVELOPMENT APPLICATION	AUG 15 2008
NO. 9	DEVELOPMENT APPLICATION	NOV 21 2008

**AURORA PROCESSING
CENTER ANNEX
SUBDIVISION FILING NO. 1**

3130 N. OAKLAND STREET
AURORA, CO 80010

DATE	ISSUED FOR:
8/16/24	MA-1721231-ADDED FENCE/GATE

Date: 08/16/2024
Project Number: 2200056
Drawn By: TN
Checked By: AK
Scale: AS SPECIFIED

PRIVATE DETAILS

SHEET: 37

AMERISTAR STEEL PANEL GATES

Standard Heights: 7'-8"
Varies With Height
Varies With Height
36" Min. Footing Depth
2" Nom.
3 3/4" TYPICAL
Bracket Options

NOTES:
1. Post size depends on fence height and wind loads. See MONTAGE PLUS™ specifications for post sizing chart.
2. Firth rail optional.
3. 7'-8' Heights will require a 14ga Picket and 14ga Post

RAKING DIRECTIONAL ARROW
Welded panel can be raised 30° over 8' with arrow pointing down grade.

MONTAGE PLUS™ RAIL
1 1/2"
1 1/2"
1 1/2"
E-COAT™ COATING SYSTEM
Base Material
Uniform Zinc Coating (Hot Dip)
Zinc Phosphate Coating
Epoxy Primer
Acrylic Topcoat

PROFUSION™ WELDING PROCESS
No exposed welds.
Good Neighbor profile - Same appearance on both sides

MONTAGE PLUS™ RAIL
Specially formed high strength architectural shape.

LINE BOLT/WARD BRACKET
UNIVERSAL TOGGLE/WARD BRACKET
FLAT BOLT/WARD BRACKET

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED
MONTAGE COMMERCIAL GENESIS 3/4-RAIL
DR: NJB SH: lof1 SCALE: DO NOT SCALE
CK: BS Date: 9/21/11 REV: d

Retaining Wall

ANCHOR ENGINEERING, INC.
2535 17th Street
Denver, CO 80211
(303) 783-4797
(303) 830-9133 FAX
JOB #22-670

DRAWING DESCRIPTION:
Typical Detail

DRAWING NUMBER:
SD-1

DRAWING SCALE:
3/4" = 1'-0"

ISSUE DATE:
PERMIT 09/29/2023

NOTES:
1. CONCRETE TO BE 4,000 PSI
2. STEEL TO BE GRADE Fy = 60,000 PSI
3. SOIL BEARING PRESSURE = 1,500 PSF

3130 N. Oakland St
Aurora, CO

PROFESSIONAL ENGINEER
54367
09/29/2023

CURB RAMP - CASE 2

PLD CURB WALL STRUCTURAL DETAIL

NOTES:
1. WHEN SOIL RIPRAP IS USED, TYPE L SHALL BE USED AND BE MIXED WITH 30% SOIL TO 70% RIPRAP.

REINFORCED PRECAST WHEEL STOP

NOTES:
1. WHEN SOIL RIPRAP IS USED, TYPE L SHALL BE USED AND BE MIXED WITH 30% SOIL TO 70% RIPRAP.

RIP RAP ENERGY DISSIPATER

DISCHARGE (CFS)	LENGTH, X (FT)	RIP RAP DIAMETER MIN (INCHES)
5	10	4

PLAN

SECTION A-A

NOTES:
1. WHEN SOIL RIPRAP IS USED, TYPE L SHALL BE USED AND BE MIXED WITH 30% SOIL TO 70% RIPRAP.

TRUNCATED DOMES

NOTES:
1. CONTRACTOR SHALL INSTALL TRUNCATED DOMES PER MANUFACTURER'S INSTALLATION GUIDELINES AND SPECIFICATIONS.
2. TRUNCATED DOMES SHALL BE OF A DURABLE, SLIP-RESISTANT MATERIAL AND SHALL CONTRAST VISUALLY WITH ADJOINING SURFACES.
3. DETECTABLE WARNINGS AT CURB RAMPS SHALL EXTEND 36" (914MM) IN THE DIRECTION OF TRAVEL. DETECTABLE WARNINGS SHALL EXTEND THE FULL WIDTH OF THE RAMP RUN EXCLUDING ANY FLARED SIDES. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB IS 6" (152MM) MINIMUM AND 8" (203MM) MAXIMUM FROM THE LINE AT THE FACE OF CURB MARKING THE TRANSITION BETWEEN THE CURB AND THE GUTTER, STREET OR HIGHWAY.

EXCEPTION: ON PARALLEL CURB RAMPS, DETECTABLE WARNINGS SHALL BE PLACED ON THE TURNING SPACE AT THE FLUSH TRANSITION BETWEEN THE STREET AND SIDEWALK.

CURB RAMP

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